

MASS. Y3.LP1:J15/2

JACOB'S LADDER TRAIL

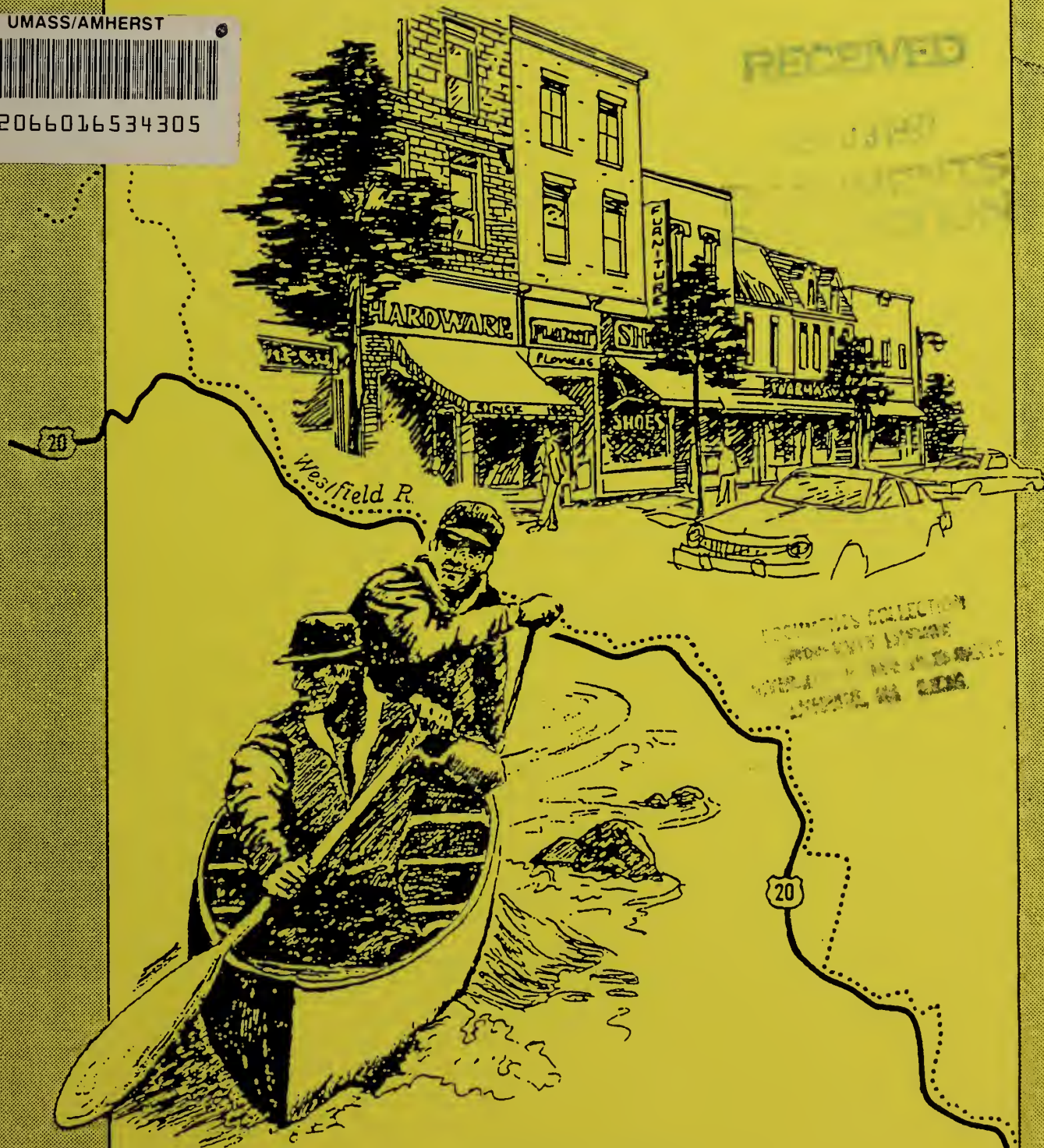
ECONOMIC DEVELOPMENT PLAN

UMASS/AMHERST



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2096-2105

AUGUST 1992

READY RESOURCE APPLICATION

HUNTINGTON ■ CHESTER ■ RUSSELL ■ MIDDLEFIELD
MASSACHUSETTS

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MASSACHUSETTS SMALL CITIES PROGRAM
FY 1992 Ready Resource Fund

Application Cover Sheet
(Form 1-1)

APPLICANT

Community: Huntington

Joint Application: Y X N

Joint

Communities: Chester, Russell and Middlefield

Address: Town Hall, Huntington, MA 01050

Contact Person: (Name) Kathie Morrison

(Title) Administrative Assistant

Address: Town Hall

Huntington, MA 01050 (Phone) (413) 667-3500

In the case of a joint application, the lead community should be listed first, with the remaining participants following. List the address of the lead community only.

=====

PROPOSED PROGRAM ACTIVITIES:

Use of Funds

(Indicate amount for each category applied for)

Community Economic Development	\$ <u>400,000</u>
Infrastructure/Neighborhood Facilities	\$ <u> </u>
Emergency	\$ <u> </u>
Planning	\$ <u>50,000</u>
General Administration	<u>50,000</u>
TOTAL MSCP GRANT REQUEST:	\$ <u>500,000</u>

=====

AUTHORIZATION:

Steven Swiss
Signature
Chief Elected Official (CEO)

Steven Swiss
Name of Chief Elected Official

Chairman, Board of Selectmen
Title
(413) 667-3500
Phone Number of CEO

(Information requested in this section is for lead applicant only)

MASSACHUSETTS SMALL CITIES PROGRAM
FY 1992 Community Development Fund

JOINT APPLICATION AUTHORIZATION
(Form 1-2)

Community: <u>Huntington</u> <u>Steven Swiss</u> Signature of Chief Elected Official	<u>Steven Swiss</u> Type Name of Chief Elected Official <u>Chairman, Board of Selectmen</u> Title of Chief Elected Official
Community: <u>Chester</u> <u>Marie L. Morrissey</u> Signature of Chief Elected Official	<u>Marie Morrissey</u> Type Name of Chief Elected Official <u>Chairman, Board of Selectmen</u> Title of Chief Elected Official
Community: <u>Middlefield</u> <u>Ronald R. Radwicz</u> Signature of Chief Elected Official	<u>Ronald Radwicz</u> Type Name of Chief Elected Official <u>Chairman, Board of Selectmen</u> Title of Chief Elected Official
Community: <u>Russell</u> <u>George E. Tarbell Jr.</u> Signature of Chief Elected Official	<u>George Tarbell</u> Type Name of Chief Elected Official <u>Chairman, Board of Selectmen</u> Title of Chief Elected Official
Community: _____ _____ Signature of Chief Elected Official	_____ Type Name of Chief Elected Official _____ Title of Chief Elected Official
Community: _____ _____ Signature of Chief Elected Official	_____ Type Name of Chief Elected Official _____ Title of Chief Elected Official

III. Community Profile Data Sheets (forms)



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Community Profile Data Sheet
(Form 1-3)

[illegible]

Community Profile Data Sheet
(Form 1-3) Continued

COMMUNITY ECONOMIC DEVELOPMENT NEEDS INDICATOR	
COMMUNITY WIDE	TARGET AREA
	Ch.121 A or B Finding:
Vacancy Rates in Retail Space: 29%	Vacancy Rates in Retail Space:
Vacancy Rates in Office Space: 14%	Vacancy Rates in Office Space:
Vacancy Rates in Industrial Space: 0%	Vacancy Rates in Industrial Space:
Vacancy Rates in Commercial Space: 28%	Vacancy Rates in Commercial Space:
No. of Business Closing in the last year: 7	No. of Business Closing in the last year:
No. of Commercial Building in need of Rehabilitation: 20	No. of Commercial Building in need of Rehabilitation:
No. of Commercial Buildings of Historic Importance: 18	No. of Commercial Buildings of Historic Importance:
Total Jobs Lost in the last year: 39	Total Jobs Lost in the last year:
Source Documentation for Statistics Provided: Town Assessor PVPC Survey, PVPC Historic Planner Assessment	Source Documentation for Statistics Provided:

Community Profile Data Sheet
(Form 1-3)

[illegible]

Community Profile Data Sheet
(Form 1-3) Continued

COMMUNITY ECONOMIC DEVELOPMENT NEEDS INDICATOR	
COMMUNITY WIDE	TARGET AREA
	Ch.121 A or B Finding:
Vacancy Rates in Retail Space: 43%	Vacancy Rates in Retail Space:
Vacancy Rates in Office Space: 0%	Vacancy Rates in Office Space:
Vacancy Rates in Industrial Space: 75%	Vacancy Rates in Industrial Space:
Vacancy Rates in Commercial Space: 46%	Vacancy Rates in Commercial Space:
No. of Business Closing in the last year: 0	No. of Business Closing in the last year:
No. of Commercial Building in need of Rehabilitation: 10	No. of Commercial Building in need of Rehabilitation:
No. of Commercial Buildings of Historic Importance: 12	No. of Commercial Buildings of Historic Importance:
Total Jobs Lost in the last year: 2	Total Jobs Lost in the last year:
Source Documentation for Statistics Provided: Town Assessor/Town Clerk PVPC Survey/PVPC Historic Planner Assessment	Source Documentation for Statistics Provided:

Community Profile Data Sheet
(Form 1-3)

[illegible]

Community Profile Data Sheet
(Form 1-3) Continued

COMMUNITY ECONOMIC DEVELOPMENT NEEDS INDICATOR	
COMMUNITY WIDE	TARGET AREA
	Ch.121 A or B Finding:
Vacancy Rates in Retail Space: 0	Vacancy Rates in Retail Space:
Vacancy Rates in Office Space: 0	Vacancy Rates in Office Space:
Vacancy Rates in Industrial Space: 0	Vacancy Rates in Industrial Space:
Vacancy Rates in Commercial Space: 0	Vacancy Rates in Commercial Space:
No. of Business Closing in the last year: 1	No. of Business Closing in the last year:
No. of Commercial Building in need of Rehabilitation: 5	No. of Commercial Building in need of Rehabilitation:
No. of Commercial Buildings of Historic Importance: 2	No. of Commercial Buildings of Historic Importance:
Total Jobs Lost in the last year: 19	Total Jobs Lost in the last year:
Source Documentation for Statistics Provided: Town Assessor/PVPC/PVPC Historic Planner Assessment	Source Documentation for Statistics Provided:

Community Profile Data Sheet
(Form 1-3)

[illegible]

Community Profile Data Sheet
(Form 1-3) Continued

COMMUNITY ECONOMIC DEVELOPMENT NEEDS INDICATOR	
COMMUNITY WIDE	TARGET AREA
	Ch.121 A or B Finding:
Vacancy Rates in Retail Space: 0	Vacancy Rates in Retail Space:
Vacancy Rates in Office Space: 0	Vacancy Rates in Office Space:
Vacancy Rates in Industrial Space: 0	Vacancy Rates in Industrial Space:
Vacancy Rates in Commercial Space: 0	Vacancy Rates in Commercial Space:
No. of Business Closing in the last year: 1*	No. of Business Closing in the last year:
No. of Commercial Building in need of Rehabilitation: 1	No. of Commercial Building in need of Rehabilitation:
No. of Commercial Buildings of Historic Importance: 2	No. of Commercial Buildings of Historic Importance:
Total Jobs Lost in the last year: 8	Total Jobs Lost in the last year:
Source Documentation for Statistics Provided: Town Assessor/PVPC Survey/PVPC Historic	Source Documentation for Statistics Provided: Planner Assessment

* Llama farm

IV. Community Development Strategy

A. Community Overview

The Towns of Huntington, Chester, Middlefield and Russell are located in the midwestern corner of the Connecticut River Valley on the fringe of the Pioneer Valley Region. Although Huntington and Middlefield are located in Hampshire County, with Russell and Chester in Hampden, the four towns are linked together physically, economically and socially. All but Middlefield are located along Route 20, a connecting corridor from the City of Westfield, yet they remain small, rural and remote from centers of economic activity.

The Westfield River flows through each of these four towns. As a source of power it has contributed greatly to the growth of industry. These towns were settled in the 1600s and 1700s. Initially, economic activity in the region centered around a subsistence form of agriculture. As the local populations increased, agricultural production increased to meet the needs of the expanding local economy. New technologies were gradually adopted which freed up time for farm workers to work in non-agricultural activities such as saw mills, brick-making factories and paper mills. The railroad enjoyed a prosperous route along the river's bank and is now the connecting line for rail freight transport between Albany and Springfield.

Today much of the Westfield River Valley contains some of the most scenic, unspoiled natural landscapes remaining in Massachusetts, or for that matter the Northeastern United States. Governor Weld recently designated the Westfield River as a Locally Administered State Wild and Scenic River. The Westfield River's nomination as a Locally Administered National Wild and Scenic River is being evaluated by the National Park Service. The recreational opportunities provided by the Westfield River contribute to the local economy. This area is one of the few large underdeveloped land tracts remaining in the Northeastern United States, and is therefore attractive to hikers, campers, fishermen and hunters from a wide geographic area. In the past the annual Westfield River Wildwater Race has drawn as many as 20,000 spectators and hundreds of participants.

The four towns contain several existing and potential National Register historic districts and historic places. In Chester there are two National Register historic districts: Chester Center Historic District, established in 1988, includes 9 properties; and Chester Factory Village Historic District, established in 1989, includes 193 properties. Huntington Village was determined eligible in 1987 for National Register district listing. In Russell three villages are potential historic districts: Russell Village, Crescent Mills and Woronoco Village. Middlefield Center is a potential National Register historic district. The stone railroad arches which are part of the Boston/Albany rail line have been listed on the National Register of Historic Places since 1980. Nine of the arches are in Middlefield and two in Chester.

Historically, Route 20 from the City of Westfield to the Town of Lee was known as Jacob's Ladder Trail. Jacob's Ladder Trail was a popular scenic highway tour in the latter part of the 1800s through the early 1900s. Some of its major characteristics included the Westfield River and the Villages of Chester, Huntington, and the three villages of Russell (Woronoco, Russell, and Crescent Mills). Historically, tourism was an important part of this area's economy. The other significant feature of the local economy was the mills. Today only four mills remain in operation in the three towns. In particular the closing of the Bay State Abrasives Mill in Chester Village in the early 1980s resulted in severe economic and employment impacts for all the Southern Hilltowns. It is unlikely that the mills will be redeveloped as manufacturing centers given the area's isolation from major transportation corridors.

The unemployment rate for this area typically runs several percentage points higher than the state's unemployment. In 1991 the annualized unemployment rate for Massachusetts was 9%. During the same time period the annualized unemployment rate in Chester was 14% and in Huntington the annualized rate was 11.6%. For the purpose of the Ready Resource application the target area will be confined to the towns of Chester, Huntington, Russell and Middlefield. Although Middlefield is not located along Route 20, there are businesses which can provide ancillary services (i.e. bed and breakfast businesses) to the development of a tourism trade.

Today all of these villages can be described as areas of slums and blight. The commercial centers of these villages have lost many of their employment opportunities, shops and vital services for the predominately low and moderate income residents. ***Sixty-eight percent (68%) of the households in this area qualify as low and moderate income in accordance with HUD's Section 8 guidelines.*** In Huntington Village there is a group of historic buildings where the commercial space is entirely vacant except for one small commercial unit. These buildings were once the core of downtown Huntington. Today they can only be described as dilapidated. In total, Huntington has a 28% vacancy rate in its commercial space and a 29% vacancy rate in its retail space. Many other features of downtown Huntington have been rehabilitated, including Stanton Hall formerly known as the Grange Hall (FY 1985-86 CDBG), the Town Common (DEM Town Commons Project), and the Main Street sidewalk, curbing, lighting and road surface (PWED Program). The rehabilitation of these highly visible buildings will be critical to the success of economic development in this area. Downtown Chester also participated in the PWED program (1988). However, like Huntington, several key buildings are in need of rehabilitation. Chester also has a high vacancy rate in its commercial space (46% of the commercial space is vacant and 43% of the retail space is vacant). However, there are some recently emerging opportunities, that if properly developed, could begin to change the economic conditions of the area.

These new developments hark back to the era of the Jacob's Ladder Trail, in that they build economic opportunities on the recreational and cultural assets of the four towns. In particular the Westfield Canoe Club, Inc. recently was awarded the privilege of hosting the National Canoe Races in April of 1993. One of the key factors in locating the race here is because the Westfield River (with Route 20 and Route 112 connections) offers the best site for spectators of any other race throughout the United States. This event is being combined with the 40th Annual Westfield Wild River Race, creating a 10 day span of events. The Westfield River Race is the largest canoe race in the county and this year will be celebrating its 40th anniversary. The races will be held on the weekends, however race organizers are expecting a minimum of 3,000 race participants and their families and an additional 10,000 to 20,000 spectators, for a total influx of 13,000 to 23,000 visitors. These races provide the towns with an excellent opportunity to build the tourism industry. Essentially, the area will be exposed to visitors from all over the country.

The second major development in this area with strong implications for economic development is the establishment of the Miniature Theatre of Chester. The Miniature Theatre is an actor's equity production company. Entering its third season in Chester, the theatre has enjoyed great success and has expanded its offerings. This season it will produce five plays and several benefit performances. The productions are reviewed in the regional media as well as by the New York City press. Recently the production company was the focus of feature article in *The New York Times*. Vincent Dowling, the Founding Director of the Miniature Theatre is an internationally acclaimed actor, teacher, and artistic director (Abby Theatre, Dublin, Ireland; Great Lakes Shakespeare Festival, Ohio). The Miniature Theatre holds its performances in the Chester Town Hall auditorium bringing in Academy Award nominees, and world premiers of works by playwrights of prize winning stature. The long term development plans of the theater company include the establishment of a theater school in connection with Westfield State College. The miniature Theatre is a private non-profit organization. To its credit the Miniature Theatre works closely with the community and has secured funding for a summer jobs program for area teens

from low and moderate income families. Like its urban counterparts, the Miniature Theatre serves as an economic anchor not only for Chester Village but the entire Jacob's Ladder Trail. In fact, the development and/or expansion of economic opportunities along Jacob's Ladder Trail will be critical to the future success of the production company. Without development of the associated trades, i.e. restaurants, country inns, bed and breakfast establishments, specialty shops, craft galleries, etc., the theater will, in time, lose its ability to draw an audience to this remote location.

B. Community Development Strategy

Given this potential for increased economic opportunity, it is unfortunate that many area businesses have not been able to capitalize on recent developments along Jacob's Ladder Trail. There currently are several problems which if unaddressed, could hinder the opportunities presented by the canoe races and the theater. The problem areas can best be categorized as follows:

1. No Centralized Business Organization
2. A Lack of Planning and Expertise as well as Financial Resources to Organize and Promote an Event as Significant as the Canoe Races Scheduled for April 1993
3. A Lack of Sources of Inexpensive Capital among Local Businesses to Expand Their Businesses in Response to Recent Economic Development Opportunities
4. A Lack of Adequate Commercial Space For New Businesses.

Problem: No Centralized Business Organization

At present the Route 20 businesses are part of the service area for the Greater Westfield Chamber of Commerce. However there is virtually no participation from businesses located in the Towns of Huntington, Chester, Russell and Middlefield. When queried about this, local business owners and operators responded that they do not identify themselves as part of Greater Westfield and expressed little or no interest in participating in that organization. In fact, they think of themselves as the Hilltowners. There is no central organization with responsibility for business coordination, planning, and marketing in the Southern Hilltowns. This lack of a business association was recently identified as a problem area by the Southern Hilltown Community Development Strategy Committee (SHCDSC)¹.

In response to this need, the SHCDSC recently sponsored an organizational meeting for area business owners and operators to discuss economic development issues, including the development of a local business organization. The meeting was very successful and, in fact, members of the business community unanimously agreed to pursue the development of a local business association. As part of that decision they formed a nominating committee to begin the process. However, many business people expressed their concern regarding the establishment of a business organization without professional staff. Apparently there have been similar attempts in the past which did not succeed, due to the lack of a professional staff person.

¹A committee composed of concerned citizens, business people and town officials from Huntington, Chester, Russell and Middlefield who have undertaken the development of the Community Development Strategy Plan

The business community expressed a strong interest in developing an appropriate response to the April 1993 Canoe Races. In fact, a good deal of the meeting was devoted to that topic. Areas of discussion included fund raising to cover the costs the race (especially the cost of police and sanitation facilities), how local businesses could capitalize on this event, crowd control, parking, the need for a visitors' center, how to attract the media, how to build other events around this as a tie-in to the races, etc. To date, little or no preparation has been made for this event. The establishment of a business organization is critical to the coordination of the business community and the race organizers. This is the first time the National Canoe Races are coming to the Westfield River. Race organizers believe that if the race is even moderately successful, this event could come to the area every three to five years. Much of this is due to the location, spectator friendliness and potential for on-going activities and services to support the race attendees and participants.

The development of a business organization would have other benefits as well besides those associated with the canoe races. In particular, the business community expressed a desire to work on the following issues:

- * Promotion of Area Businesses
- * Networking
- * Improvement of Public Spaces
- * Infrastructure Improvements
- * A *Buy Local* Program
- * Coordination of Events
- * Signage Along Route 20 to Direct People to Commercial Districts
- * Creating New Events to Bring People into the Area
- * Group Insurance
- * Seasonal Promotions

Recommendation: Establish a Downtown Partnership Program

An Emerging Downtown Partnership should be developed. The initial tasks of this group would be as follows:

1. Establish a partnership organization comprised of an independent Board of Directors. Board members would include local government officials, merchants, property owners, development agencies, local leading institutions, civic groups, local residents and other interested in coordinating their efforts to improve the commercial districts the four towns.²
2. Organizational Development including budgeting and fund raising.
3. Develop a coordinated effort with the Westfield River Canoe Club, Inc. to capitalize on economic opportunities presented by the National Canoe Races and the 40th Annual Westfield River Wild River Race.
4. Work with the Towns successfully to promote Jacob's Ladder Trail Facade Easement Program and Commercial Loan Program in preparation for the race season.

²The continuation of this activity will be proposed in the Southern Hilltown FY 1992 Community Development Fund application

5. Develop and implement a promotional and media campaign for area businesses to capitalize on the race season and other economic development opportunities as they develop, i.e. the Miniature Theatre of Chester.
6. Work with area non-profits and civic groups to organize fund raising events to be held during the April, 1993 race season. For example, the Lions Club, which runs a volunteer ambulance service in the Southern Hilltowns (the only ambulance service in the area), could organize a spaghetti supper for racers and their families or the Parent Teacher Organization could have a crafts fair to raise money for the school library to purchase books. Not only does this create other activities for the visitors to the area, it allows local community groups to capitalize on the influx of visitors for fund raising projects.

Problem: A Lack of Planning and Expertise as well as Financial Resources to Organize and Promote an Event as Significant as the Canoe Races Scheduled for April 1993

The Westfield River Canoe Club, Inc. was awarded a grant to hold the National Whitewater Open Canoe Regatta or better known as the National Canoe Races. The grant is the "honor" of hosting the race. It comes with no funding to sponsor the event. The Westfield River Canoe Club, Inc. is a private, non-profit (501(c)3). It is co-chaired by two Southern Hilltown residents and it has a small board of directors. Essentially the two co-chairmen and their wives have organized the Westfield Wild River Race for the last several years with some assistance from other board members and interested parties. The majority of their efforts are concentrated on the technical aspects of race, such as organization of events, how to track the events, registration of participants, etc. Although race participants are charged an entry fee, spectators are charged nothing due to the inability to control the viewing sites. The race course is twelve miles long and often parallels Routes 112 and 20, making regulated viewing impossible. At this time the Canoe Club's bank account contains a minimum balance. The majority of these funds will be used to cover the race expenses from this 1992 race season. The race's major expenses include police, sanitation, trophies, race bibs, welcome packages for race participants, etc. This past year police coverage cost \$6,000. Every year the Westfield Canoe Club holds a series of fund raisers to cover the cost of the race. To date they have covered all of their expenses, but have been unable to build any reserves.

In evaluating their needs for races in April of 1993 the race directors have identified that they will be unable to cover the cost of the races. The Canoe Club also lacks the ability and funds to carry out the necessary coordination with the business community. They also lack the ability to conduct a proper media campaign. They need technical assistance in terms of business planning, such as how to make money from the spectators through parking fees, creation of prime viewing areas that spectators will pay a fee to use, the investigation of a licensing agreement for souvenirs and tee shirts, pushcart rentals, or even how to get a corporate sponsor. To date they haven't had the ability to connect with the regional tourism council (The Greater Springfield Convention and Visitors Bureau). They are not included in any regional or state promotional material. Although the Westfield River Race receives a fair amount of attention from the regional media and specialty sports publications, most of the coverage is initiated by the media based on the race's reputation. With much needed technical assistance, the National Canoe Race and Westfield Wild River Race could be a commercial windfall, bringing many tourist dollars to Massachusetts and, in particular, to the Southern Hilltowns creating new jobs in tourism related businesses.

Recommendation: Technical Assistance Program to Westfield River Canoe Club, Inc.

The technical assistance program to the Westfield River Canoe Club, Inc. would focus on the following areas:

1. Coordination with the Southern Hilltown Business Community, with state and local officials to promote the April 1993 Race Season.
2. Organizational development with a special focus on development of the Westfield River Canoe Club, Inc. Board of Directors, business planning, budgeting and fund raising, media and promotion skill development, licensing agreement for souvenirs and tee shirts etc. and a search for a corporate sponsor.
3. Research, develop and implement a marketing plan to capitalize on participant and spectator businesses, i.e. development of prime viewing areas, signage, parking areas, pushcart leasing and other spectator services. This activity would include a patron's survey as part of the marketing research. This information would also cover areas of interest for the business community (i.e. types of accommodations and restaurants race patrons prefer, how long to they plan on stay in the area, etc.) This information would be shared with the business community.
4. Develop and establish a visitor center for the April 1993 Race season³. The visitor center will serve as an information center to race participants, spectators and other visitors to the Jacob's Ladder Trail, while marketing local businesses and attractions in the area.

Problem: A Lack of Inexpensive Capital For Area Residents and Local Businesses to Expand Their Businesses in Response to Recent Economic Development Opportunities

Many of the businesses in the area are operated and owned by low to moderate income, self-employed residents. Given the recession of the last few years many of the businesses have been struggling to survive and have used up any capital reserves they might have had. Therefore these business owners are unable to respond to new economic opportunities along Jacob's Ladder Trail. For instance, there are very few bed and breakfast facilities in the four towns. In fact, there are fewer than 20 beds available. There are no country inns, hotels, or motels. There are some camp grounds. Some of the canoe racers and their families choose to camp, however there are many who like to stay indoors. There is no restaurant with a formal dining room for the theater crowd. A restaurant with a formal dining room is a feature tour operators look for when they organize a trip to a theater in a remote site. Charter companies often book their tour groups into local inns, hotels and motels. There are two bar/restaurants in downtown Chester. One of these has a small room used as a jazz club for the after theater crowd. However, it is very small and needs to be expanded to capitalize on this opportunity. The owner of this establishment is unable to secure the capital to make the necessary expansion. There are many other areas businesses in this situation. These businesses have the opportunity to expand and provide jobs to low and moderate income residents; however they do not have or

³ The Hilltown Community Development has offered the use of one of the buildings in downtown Huntington has a temporary site for the visitor's center and history of the races for the 1993 race season. Please see the program design section, regarding the purchase and rehabilitation of these buildings for further details

have been unable to secure the funds to make the necessary improvements. In addition, low and moderate income residents lack the capital to develop home-based businesses which could benefit from the races, i.e. bed and breakfasts. Low and moderate income residents are also in need of funds to take advantage of the economic opportunities presented by the canoe races and other tourism industry opportunities.

Recommendation: Create a Commercial Loan Program for Low and Moderate Income Business Owners

The Commercial Loan Program will provide area business owners with capital for business expansion, i.e. purchase of stock and additional inventory to prepare for the influx of business expected in April of 1993. In addition, this program will provide additional funds to low and moderate income residents who would like to start a small business in response to events like the canoe races, i.e. funds would cover the cost of a pushcart rental and inventory or establishment of a bed and breakfast. This funding would be structured as a deferred payment loan. Maximum eligible funding would \$2,000. All participants of this program will be qualified to ensure compliance with HUD regulations and EOCD guidelines for commercial loans.

Problem: A Lack of Adequate Commercial Space For New Businesses

The majority of available retail space in the towns is in poor or dilapidated condition making it difficult to attract new businesses. For example, the area has a number of resident artists and crafts people whose work is nationally recognized. There is no gallery space available for the exhibition and sale of these works. The building stock that is currently available is in such poor condition it would be cost prohibitive for conventional developers to rehabilitate the space. In particular, the buildings in downtown Huntington described earlier are a good example of these conditions. They are mixed-use historic buildings in a highly visible location. Instead of being an asset to the area's economy they have become a liability. The Hilltown Community Development Corporation has signed a purchase and sale agreement with the current owner and is seeking funding, both private and public, to purchase and rehabilitate these buildings. In addition, they have offered the use of the buildings as a temporary visitors' center for the canoe races in April of 1993. Included in this would be exhibition space for the history of the races. In addition to these buildings in downtown Huntington there are several other buildings which could be rehabilitated for new uses with the proper financing. Another example is a vacant restaurant located at the best viewing site for the canoe races. This site is a favorite of race spectators because the rapids are highly visible and the paddlers are making a difficult turn. The rehabilitation of this restaurant would again create jobs for low and moderate income residents for the Southern Hilltowns.

Recommendation: Create Commercial Property Development Grant Program

This will be a special grant to provide gap financing to the Hilltown Community Development Corporation (HCDC) in order to complete the purchase of the Heath, Cross and Eagan Blocks, located in downtown Huntington, for rehabilitation. The objective of this program will be to provide much needed commercial space for new businesses. In addition, during the April 1993 canoe races this building will be used as a temporary visitor's center and as an exhibition space for the History of the Canoe Races.

The HCDC is a private, non-profit organization serving ten hilltowns, including Huntington. Founded nearly eleven years ago HCDC's primary mission is to strengthen the hilltown economy. HCDC has undertaken the role of developer to meet the area's need for appropriate commercial space in order to be able to attract new businesses. HCDC can fulfill the role of the unconventional developer given its non-profit status as a community based organization. The total estimated cost for this project is \$817,000. This price includes the cost of the purchase and acquisition of the three buildings, rehabilitation of the commercial and residential units and associated parking improvements. The rental units are subsidized through the Massachusetts Rental Assistance Program (S. 707).

In addition to the dilapidated condition of the buildings, the Massachusetts Department of Environmental Protection (DEP) has identified that the site contains ground water contamination from an old fuel tank. The DEP has stated that although the site should not be considered as a threat or obstacle for rehabilitation, the clean-up still needs to be addressed. The owner of the property and Hilltown Community Development Corporation are working with DEP fully to address the clean-up. It is anticipated that required efforts and costs will be minimal and will not affect the rehabilitation plans.

The HCDC is seeking funding from several sources which include the Inner Cities Venture Fund, Ready Resource Fund, Community Development Fund, Massachusetts Home Loan Bank, HOME, Massachusetts Economic Development Set Aside Fund, and Federal Home Loan Bank.

The HCDC is requesting a total of \$300,000 in funding from the Jacob's Ladder Ready Resource Application. The majority of these funds (\$225,000) will be used to purchase the buildings. \$15,000 will be used to cover soft costs associated with the purchase and acquisition. The remaining \$60,000 will be used to make necessary parking improvements.

C. Summary

The preparation of this area for the National Canoe Races presents many challenges to the towns. The Community Development Strategy being recommended here will respond to those challenges with a multifaceted economic development plan. The Jacob's Ladder Trail Economic Development Plan is designed to provide economic opportunities to the low and moderate income residents of the Towns of Huntington, Chester, Russell, and Middlefield by way of maximizing potential for the emerging tourism industry. Particular emphasis will be placed on preparing for the April 1993 canoe race season. Specifically, the Community Development Strategy recommends economic development program support that address the needs for development of a business association, technical assistance to the Westfield River Canoe Club, commercial property improvement, commercial loan program and commercial property development. The opportunity to showcase this section of Massachusetts to visitors from all over the United States will allow the Jacob's Ladder Trail to be established as a tourist destination; and, therefore establish economic opportunities for the predominately low and moderate income population of this area.

V. Project Descriptions

5. Community Economic Development

5.A Downtown Partnership

Project Name: Downtown Partnership

Budget Amount: \$25,000

Target Area / Clientele: The business community and residents of Towns of Huntington, Huntington, Russell and Middlefield. ***Sixty-eight percent (68%) of the households in this area qualify as low and moderate income in accordance with HUD's Section 8 guidelines*** While the initial beneficiaries of the partnership development activities will be local business owners and operators, low and moderate income people will be the primary beneficiaries of the activities. The development of a downtown partnership plan will provide the much needed organizational support to the commercial sector creating increased job opportunities for low and moderate income people. Through the efforts of the downtown partnership, low and moderate income residents will additionally benefit from the elimination of slums and blight in their communities.

Program Design / Impact: A local partnership comprised of both the private and public sectors would be formed which would serve as the central body responsible for the overall coordination of business activities which have the potential to affect the profitability of the local business economy positively. The establishment of a partnership would serve to strengthen the functioning of the local economies of Huntington, Chester, Russell and Middlefield. The partnership program would create a mechanism through which a coalition of local businesses, government and civic organizations would work together on a regional basis to promote area businesses and provide addition supports. The partnership's first responsibility would be the creation of development strategies designed to protect and enhance the visual character of the town centers. Next, the partnership would set up a matching program which would put together individual merchants and groups to capitalize on their collective strengths and allow them as a group to set their priorities for implementation strategies. Matching would give the merchant group an opportunity to restructure themselves economically by marshalling their resources, using their strengths and offsetting their weaknesses. The downtown partnership, through marketing, would work to attract new businesses to the area, especially those that support the emerging tourism trade. The impact of these activities would ultimately lead to the elimination of slums and blight, strengthen the commercial tax base of the towns, bring much needed commercial services to the community (such as banking⁴), help retain existing jobs and provide additional jobs to area residents.

Initial development of the emerging downtown partnership has already begun. In June of this year, the Southern Hilltown Community Development Strategy Committee sponsored a meeting of the area business operators and owners. The meeting was well received and all who attended

⁴Currently there is only one bank in the towns. It is located in Chester Village and is open on a part time basis. For many residents of the four towns who commute Westfield or Northampton, the Chester location is inconvenient. Therefore they tend to use banks in other areas. In addition for the many businesses in the Huntington and Russell the lack of an area bank creates many problems for customer service.

agreed that continued efforts to develop an organization to promote area businesses would be beneficial.

Membership in the emerging partnership would be offered to key "stakeholders" in the revitalization of four towns. These would include local government officials, merchants, property owners, development agencies, local leading institutions, civic groups, local residents and others interested in improving local economy. Once a group has been assembled, steps would be taken to formalize this body through the election of officers and a Board of Directors. Once a Board of Directors has been elected, a comprehensive community development strategy would be developed which would define both the long and short term goals of the partnership. The key components of that strategy would be design, organization, promotion and local capacity-building. The immediate goal of the partnership would be the concentration of efforts in preparation for the upcoming National Canoe Races and the 40th Annual Westfield Wild River Race in 1993.

Funding Mechanisms: Ready Resource funds would be used to hire Community Development staff, provide merchant training and technical assistance with the formation of the local partnership.

Other Project Funds: N/A.

Management Capacity: The Board of Selectmen for the Town of Huntington will be responsible for the overall administration of the Jacob's Ladder Trail Economic Development project. The Town of Huntington will contract with the Pioneer Valley Planning Commission for the day to day operation and implementation of activities leading to the successful formation of the downtown partnership. The program staffing plan will be as follows:

Program Representative	25% FTE, \$30,000/Year for 12 months
Economic Development Specialist	12% FTE, \$35,000/Year for 12 months

The Program Representative is responsible for the day to day technical assistance to the local emerging partnership including the coordination efforts, recruitment, and organizational work. In addition, the Program Representative will assist the Economic Development Specialist and consultant with marketing.

The Economic Development Specialist will work with the partnership, assisting with the business planning, business development and budgeting activities.

Distribution of Funds: CDBG funds for this component will be used exclusively by the Town of Huntington for the mutual benefit of all of the Southern Hilltowns

National Objective: This program component has been designed to comply with the National Objective of Elimination of Slums and Blight. Due to severe economic downturns, economic conditions in the towns' centers have worsened and re-investment in existing structures has been discontinued through the normal operation of the market place.

5.B Commercial Improvements

The Commercial Improvement section of the Jacob's Ladder Trail Economic Development Plan will consists of three projects:

1. Facade Easement Program
2. Commercial Loan Program
3. Commercial Property Development Program

Together these programs address the need for assistance to businesses in areas of commercial property improvements, lack of available capital and the lack of appropriate commercial space for new businesses.

During the month of June, 1992, a door to door Business and Merchants survey of the local establishments in Chester, Huntington and Russell was conducted to ascertain the level of interest and need for programs of financial assistance for businesses. Of the nearly 53 establishments located within the three communities, 24 participated in the survey. From the survey, it was determined that these businesses had operated from their present locations an average of 6.4 years. The 24 businesses currently employ 79 persons, 26 of whom are parttime. More than 73% of the merchants own the buildigs in which they operate businesses. These businesses generate daily patron traffic of 38 Chester, 56 Huntington and 32 Russell. The average number of purchases made are 36, 45 and 8 respectively with expenditures ranging from a low in Russell of \$7.00 to a high in Huntington of \$40.27. When queried as to their opinions of the Downtowns, Russell merchants felt quite good about tttheir downtown while merchants in Cheester and Huntington were less approving and ranked most areas either fari or poor.

A Business Property survey was simultaneously conducted to ascertain the physical condition of the structures housing the 24 establishments. Consistent with the merchants' survey, the physical properties in Huntington were found to be in the most advanced state of disrepair and in need of improvements. When asked if they would be willing to participate in a loan program designed to provide low interest loans for renovation projects to improve their buildings, more than 69% indicated a willingness to participate, 65% indicated the ability to contirbute to the cost of improvements to their properties.

Project Name: Facade Easement Program

Budget Amount: \$80,000

Target Area / Clientele: The Facade Easement Program would be available to commercial property owners within the central business area in each of the town centers and to owners of businesses along Jacob's Ladder Trail.

Program Design / Impact: The purpose / objective of the Facade Easement program is two-fold. The poor condition of commercial street facades in the town centers is evidence that property owners have not maintained their structures. This highly visible deferred maintenance has a tremendous blighting effect upon the surrounding structures and their community as a whole. Because the southern hilltown region is experiencing substantial financial difficulty, the current practice of deferring much needed maintenance will continue. If these negative influences are to be mitigated and/or eliminated, the towns must provide incentives to properties owners which would encourage investment in improvements to commercial buildings.

Once the corrective actions have been accomplished, the towns must be assured that the affected properties are maintained in standard condition. Through purchase of Facade Easements, the towns will acquire a conditional interest in each of the affected properties. These interests or rights would give the towns the authority to enter the properties to make necessary

improvements and perform preventive maintenance where needed. The intent here is to make certain that such power/authority exists if needed since property owners have demonstrated an inability to maintain their properties during adverse economic times, and the cycle of decline and blight could be repeated.

Through the use of the Facade Easement program, the towns will provide the much needed resources to finance improvements to the storefronts of properties within the proposed target areas and will also acquire a measure of control over the future use and standard of maintenance employed for participating properties.

Funding Mechanisms: Using Ready Resource funds, the towns will purchase eight (8) Facade Easements. The proceeds from these purchases will be used by participating property owners to perform the approved facade improvements. Facade Easements will only be made available for CDBG eligible exterior improvements. These easements shall run concurrently with title to the property for a period of ten (10) years. A sample Facade Easement Agreement has been attached. For historically significant structures, all such improvements must comply with the standards establish by the Secretary of Interior for historic rehabilitation. In all cases, the plans and /or specifications for the proposed improvements must first be reviewed and approved by the towns' community development staff.

Other Project Funds: Laast year, the Hiitown CDC successfully raised better than \$100,000.00 among community lenders and contributors to increase its Enterprise Fund's capital level. The Towns of Chester, Huntington and Middlefield are within the CDC's target area and merchants from these communities would be eligible to apply for financial assistance through the Enterprise Fund. The CDC icurrently receiving applications for loans of up to \$10,000.00 with five year terms available. For larger projects (more than \$10,000.00), participants will be encouraged seek the financial assistance available through the Fund.

Management Capacity: The Board of Selectmen for the Town of Huntington will be responsible for the overall administration of the Jacob's Ladder Trail Economic Development project. The Town of Huntington will contract with the Pioneer Valley Planning Commission for the day to day operation and implementation of activities leading to the successful acquisition of eight(8) facade easements. The community development staff will be directly responsible for design compliance, construction compliance, historic compliance and labor and wage rate compliance. The program satffing plan will be as follows:

Economic Development Specialist
Historic Preservation Planner

Included in 5C. Technical Assistance
Included in 9. General Administration

Distribution of Funds: CDBG funds for this component will be used exclusively by the Town of Huntington for the mutual benefit of all of the Southern Hilltowns

National Objective: This program component has been designed to comply with the National Objective of Elimination of Slums and Blight. Due to severe economic downturns, the economic conditions in the Towns' centers have worsened and re-investment in existing structures has been discontinued through the normal operation of the market place. Through the use of Facade Easements, the Towns will partially finance the physical improvement to the exteriors of participating properties, thus reducing the incidence of blighting within the commercial areas of town center.

Project Name: Commercial Loan Program

Budget Amount: \$20,000.00

Target Area / Clientele: Many of the businesses which are operated in the hilltowns are owned by low and moderate income, self-employed residents. Most of these business owners have fared poorly during the current recession and have been forced to deplete whatever capital reserves they might have been able to amass. This lack of resources will most likely preclude these business owners from capitalizing on the economic opportunities being presented through siting of the National Canoe Races at the Westfield River. While a number of these businesses are prominently located in town center or along Route 20, a number of small businesses are operated out of homes and are not as obvious to tourists. These home-based operations are typical of the crafts industry. For these businesses to benefit, they must be able to bring their wares to the marketplace. Because their reserves have been depleted, they require an inexpensive source of financial assistance which would add only a modest burden to their already limited incomes. Such financing typically is not available from conventional lending sources.

In an attempt to meet the needs of the hilltown-based, small businesses, Ready Resource funds will be used to fund a Commercial Loan Program for Low and Moderate Income Business Owners. The funds made available under this program will be offered in the form of working capital advances to be used to purchase inventory or equipment in preparation for the anticipated influx of consumers during the month of April, 1993. Funds will also be made available to finance business startups by low and moderate income individuals seeking to satisfy unmet needs created, again, by Canoe Races related activities.

Program Design / Impact: Under this commercial loan program, income eligible individuals and/or business owners will receive up to \$2,000 for use as working capital in the operation of their businesses. Applications will be processed on a first come, first served basis. Applicants will be required to provide operating information for their business, recent tax returns, business plans (where available) and a description of their cash needs. When funds are to be used for the purchase of equipment, a minimum of three (3) price quotations will be required.

These loans will be structured as deferred payment loans. The thought here is that the businesses receiving assistance are marginal and have limited cash flow. It is further understood that these businesses operate on a seasonal basis and a portion of the businesses are being created solely for the purposes of capitalizing on business opportunities created by the national races at the Westfield River. All of the participants will be income eligible and will be pre-qualified to ensure compliance with HUD regulations and EOCD guidelines for commercial loans.

Funding Mechanisms: \$20,000 in MSCP Ready Resource Funds will support this component. Working Capital loans will be made to income eligible individuals in the form of deferred payment loans. Approximately ten (10) DPL's with a maximum of \$2,000.00 will be made available.

Other Project Funds:

N/A

Management Capacity: The Board of Selectmen for the Town of Huntington will be responsible for the overall administration of the Jacob's Ladder Trail Economic Development project. The Town of Huntington will contract with the Pioneer Valley Planning Commission for the day to day operation and implementation of activities leading to the successful lending of 10 DPL's to area small businesses. Income verification will be conducted by the community development staff. Loan application review and loan underwriting will also be performed by the community development staff. The program staffing plan will be as follows:

Program Representative
Economic Development Specialist

Included in 9. General Administration
Included in 5C. Technical Assistance

Distribution of Funds: CDBG funds for this component will be used exclusively by the Town of Huntington for the mutual benefit of all of the Southern Hilltowns

National Objective: This program component has been designed to comply with the National Objective of Benefit to Low and Moderate Income Persons. All of the participants under this component will be either low or moderate income. The Towns will finance working capital expenditures for eligible hilltown small businesses.

Project Name: Commercial Property Development Program

Budget Amount: \$300,000.00

Target Area / Clientele: Improvements on Main Street in Huntington are being undertaken to improve opportunities and future prospects for local people living on modest incomes. The main objectives are to:

1. upgrade and proficiently manage existing subsidized housing,
2. boost the local economy by halting dis-investment and upgrading building exteriors,
3. create temporary and permanent job opportunities through building rehabilitation and ongoing property maintenance,
4. provide outlets for locally based or provided goods and services,
- and
5. preserve the rural / historic character of the center of Huntington.

Under this component, low and moderate income tenants of the existing subsidized housing will be able to occupy housing units which have been returned to standard condition providing both a safe and sanitary environment for occupants. The exteriors of the properties in which their residential units are located will be upgraded providing for an enhanced living environment throughout their neighborhood. The jobs created will held be exclusively for the employment of low or moderate income persons.

Program Design / Impact: This program component is designed to facilitate the substantial rehabilitation of three (3) historically significant buildings located in the center of the Town of Huntington. The buildings, Cross Block, Eagan Block and Heath Block , contain a total of 4,446 square feet of commercial square footage, house 6 residential units and have contiguous parking and open space. To facilitate this project, the Town of Huntington, using Ready Resource funds, will provide the Hilltown Community Development Corporation with a Principal Reduction Payment. These funds will be used partially to finance the substantial rehabilitation of the Cross, Eagan & Heath Blocks.

Since the mid-1980s, there has been a sustained trend toward disinvestment in Huntington's retail center and the properties have deteriorated. The affected buildings have been for sale for nearly three years, but interested private buyers have not been able to obtain the requisite financing to buy and upgrade the buildings. The related storefronts remain vacant and are in poor condition, too deteriorated to attract commercial tenants.

Public investment is both necessary and appropriate for this project as these buildings have not been and are not likely to be rehabilitated without public involvement. The projected cashflow for the project assumes 100% occupancy of the commercial spaces within one year. In addition to the project providing a means of preserving critical historic properties, the project will create both temporary and permanent employment opportunities during and after construction. The

rehabilitated housing units will be held exclusively for occupancy by low or moderate income households. At present, these units are at risk of being lost forever. The renovation of the existing commercial spaces will result in the availability of quality spaces for use by other service providers.

Funding Mechanisms: The Town of Huntington will provide the Hilltown Community Development corporation with a Principal Reduction Payment of \$300,000.00 partially to finance the substantial rehabilitation of the Cross, Eagan, and Heath Blocks. The total cost of the project is estimated to be \$817,000.00. Ready Resource funds will be used for acquisition (\$225,000), soft costs (\$15,000) and parking and site improvements (\$60,000).

Other Project Funds: The Town's \$300,000.00 will be used to leverage an additional \$517,000.00 in private funds or other funding sources. A request for funding has been submitted to the National Trust for Historic Preservation under its Inner-City Ventures Fund. The request is for \$75,000.00. An application is pending at the Massachusetts Government Land Bank for \$212,000.00 and an application for the remaining \$225,000.00 has been submitted to the Federal Home Loan Bank. An application for HOME money is also anticipated. Hilltown CDC is making an equity investment of \$15,000.00.

Management Capacity: The Board of Selectmen for the Town of Huntington will be responsible for the overall administration of the Jacob's Ladder Trail Economic Development project. The Town of Huntington will contract with the Pioneer Valley Planning Commission for the day to day operation and implementation of activities leading to the successful rehabilitation of the Cross, Eagan and Heath Blocks. HCDC is a private, non-profit organization governed by a board of directors. All directors are elected by and from the existing membership at the corporation's annual meeting. HCDC will be the developer of the Main Street Huntington project. It has experience in housing rehabilitation, business assistance and development and community development. The program staffing plan will be as follows:

Economic Development Specialist
Historic Preservation Planner

Included in 5C. Technical Assistance
Included in 9. General Administration

Distribution of Funds: CDBG funds for this component will be used exclusively by the Town of Huntington for the mutual benefit of all of the Southern Hilltowns

National Objective: This program component has been designed to comply with the National Objective of Elimination of Slums and Blight. Due to severe economic downturns, the economic conditions in the Towns' centers have worsened and re-investment in existing structures has been discontinued through the normal operation of the market place. Through the substantial rehabilitation of the Cross, Eagan and Heath Blocks by HCDC, there will be a reduction in the incidences of blighting within the commercial areas of town center.

5C. Technical Assistance

Project Name: Westfield River Canoe Club, Inc. Technical Assistance Plan

Budget Amount: \$25,000

Target Area / Clientele:

Program Design/Impact: Successful implementation of this component will compliment the other proposed activities of this program. The technical assistance component will undertake a number of specific activities to assist the Westfield River Canoe Club, Inc. and provide an overall benefit to the Southern Hilltown Business Community. These activities will include:

1. Coordination with the Southern Hilltown Business Community, state and local officials to promote the April 1993 Race Season.
2. Organizational development with a special focus on development of the Westfield River Canoe Club, Inc. Board of Directors, business planning, budgeting and fund raising, media and promotion skill development, licensing agreement for souvenirs and tee shirts etc. and a search for a corporate sponsor.
3. Research, development and implementation of a marketing plan to capitalize on participant and spectator businesses, i.e. development of prime viewing areas, signage, parking areas, pushcart leasing and other spectator services. This activity would include a patron's survey as part of the marketing research. This information would also cover areas of interest for the business community (i.e. types of accommodations and restaurants race patrons prefer; how long to they plan on stay in the area, etc.) This information would be shared with the business community.
4. Work towards the development of and potential establishment of a visitor center for the April 1993 Race season. The visitor center will serve as an information center to race participants, spectators and other visitors to the Jacob's Ladder Trail, while marketing local businesses and attractions in the area.

Funding Mechanisms: \$25,000 in MSCP Ready Resource Funds will support this component.

Other Project Funds: The Westfield River Canoe Club, Inc. has a modest amount of funds (\$5,000 to \$10,000) which will be used to support the actual race expenses. This includes, among other things, such items as police coverage, sanitation facilities, trophies, race bibs, and welcome packages for participants.

Management Capacity: PVPC will provide the necessary staff support for this technical assistance component. PVPC will specifically perform the coordination, organizational, marketing, survey and analysis, and outreach activities. PVPC will procure services following state and federal procurement guidelines for competitive negotiation/request for proposals, for additional professional support to undertake some of the marketing activities as well as the business planning, budgeting, and fund raising efforts. It is estimated that approximately 25% of the technical assistance funds will be used for procured services. The program staffing plan will be as follows:

Program Representative	16% FTE, \$30,000/Year for 12 months
Economic Development Specialist	6% FTE, \$35,000/Year for 12 months
Consultant	\$10,000.00

The Program Representative is responsible for the day to day technical assistance to the Westfield River Canoe Club, Inc. include the coordination efforts, survey work, and organizational work. In addition, the Program Representative will assist the Economic Development Specialist and consultant with marketing and business development.

The Economic Development Specialist will work with the Westfield River Canoe Club, Inc. with the business planning, business development and budgeting activities.

9A. General Administration

Project Name: Administration

Budget Amount: \$50,000

Target Area/Cienteles: The business community and residents of Towns of Huntington, Chester, Russell and Middlefield. *Sixty-eight percent (68%) of the households in this area qualify as low and moderate income in accordance with HUD's Section 8 guidelines.* Low and moderate income people will be the primary beneficiaries of these of the activities. The development of a downtown partnership plan will provide needed support to the commercial sector creating increased job opportunities for low and moderate income people. Though the efforts of the downtown partnership, these low and moderate income people will get additional benefit from the elimination of slums and blight in their communities.

Program Design/Impact: The implementation of this program will serve to strengthen the local economies of the Towns of Huntington, Chester, Russell and Middlefield. The partnership program will create a mechanism for the business community to work together on a regional basis to promote area businesses and provide additional support. The downtown partnership, along with the commercial loan program will work to attract new businesses to the area, especially those that support the emerging tourism trade. The impact of these activities will ultimately lead to the elimination of slums and blight, strengthen the commercial tax base of the towns, bring much needed services to the community, help retain existing jobs and provide additional jobs to area residents.

Other Project Funds: The Town of Huntington will contribute funds and in-kind administrative costs, will finance office operations, office space, Stanton Hall for public forums, copying (partial), supplies (partial), etc.; estimated value \$5,000. This figure was based on an average area rent and utility bill of \$350.00 per month for a 12 month period ((\$4,200); the use of Stanton Hall (\$350), and \$450 for office equipment and supplies.

Management Capacity:

Program Manager

10% FTE - \$42,000/Year

Program Representative

10% FTE - \$30,000/Year

Historic Preservation Planner

10% FTE - \$32,500/Year

Financial Assistant

15% FTE - \$22,500/Year

Graphic/Publicist

10% FTE - \$44,000/Year

The Program Manager's responsibilities include overall management responsibility for all CDBG related work including overseeing all work activities and subcontractors, ensuring on time performance, budget compliance, staff supervision and liaison to EOCD and town officials.

The Program Representative will implement day-to-day CDBG activities including start-up, interaction between businesses and agencies, and reporting.

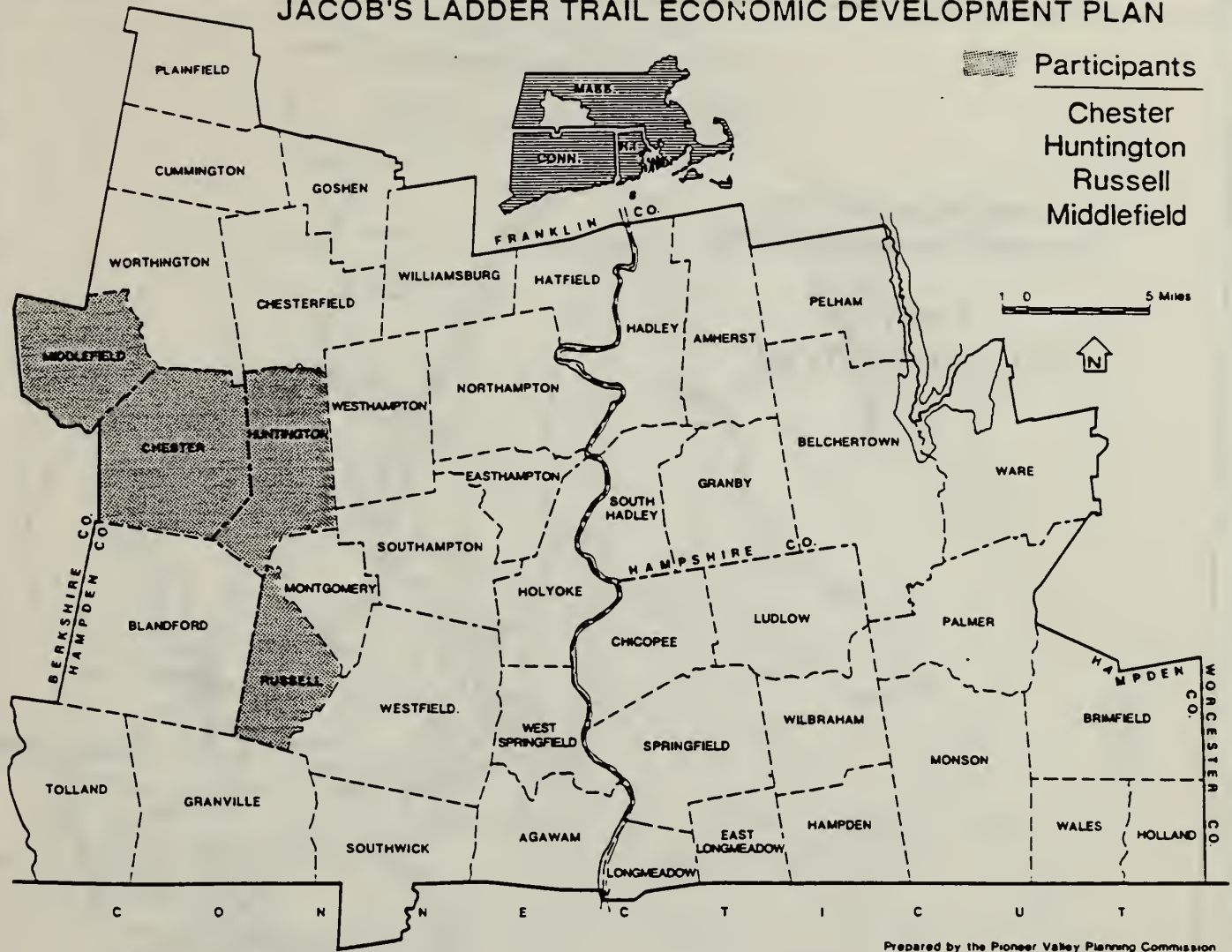
The Historic Preservation Planner will be responsible for review of structures for historical significance and review of specifications and compliance with the Secretary's Standards for Rehabilitation. Review of all specifications of sign and facade program.

The Financial Assistant will be responsible for financial record keeping, account reconciliations and disbursement of funds.

The Graphics/Publicist will assist in the design and preparation of promotional materials, handbooks, flyers, etc.

VI. Maps (forms)

JACOB'S LADDER TRAIL ECONOMIC DEVELOPMENT PLAN



Chester

Area	37.17 sq. miles
Density Per Square Mile	34.44
1990 Population	1,280
1990 Per Capita Income	\$13,119
1990 Median Household Income	\$33,355
April 1991 Unemployment	16.9%
1990 Per Capita Equity Valuation	\$43,942
FY'92 Total Receipts from State	\$221,641
FY'92 Operating Budget	\$1,146,091
FY'91 Tax Rate	\$11.17

Huntington

Area	26.78 sq. miles
Density Per Square Mile	74.20
1990 Population	1,987
1990 Per Capita Income	\$12,365
1990 Median Household Income	\$30,372
April 1991 Unemployment	13.2%
1990 Per Capita Equity Valuation	\$39,027
FY'92 Total Receipts from State	\$247,998
FY'92 Operating Budget	\$1,771,381
FY'91 Tax Rate	\$14.85

Middlefield

Area	24.13 sq. miles
Density Per Square Mile	16.25
1990 Population	392
1990 Per Capita Income	\$12,770
1990 Median Household Income	\$28,981
April 1991 Unemployment	10.4%
1990 Per Capita Equity Valuation	\$70,076
FY'92 Total Receipts from State	\$89,798
FY'92 Operating Budget	\$422,575
FY'91 Tax Rate	\$12.20

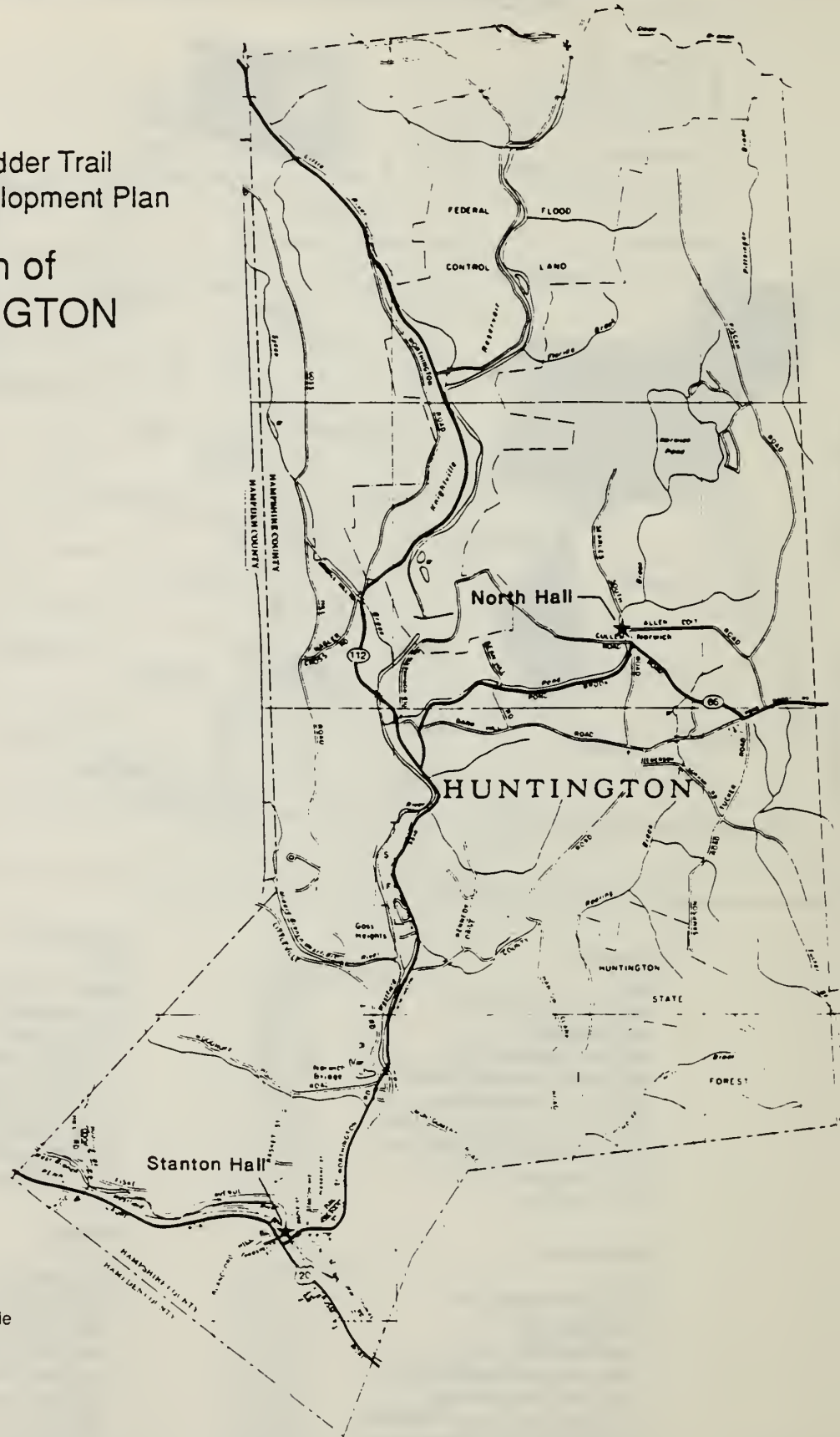
Russell

Area	17.94 sq. miles
Density Per Square Mile	88.85
1990 Population	1,594
1990 Per Capita Income	\$12,994
1990 Median Household Income	\$35,542
April 1991 Unemployment	12.6%
1990 Per Capita Equity Valuation	\$38,284
FY'92 Total Receipts from State	\$142,005
FY'92 Operating Budget	\$1,384,967
FY'91 Tax Rate	\$13.37

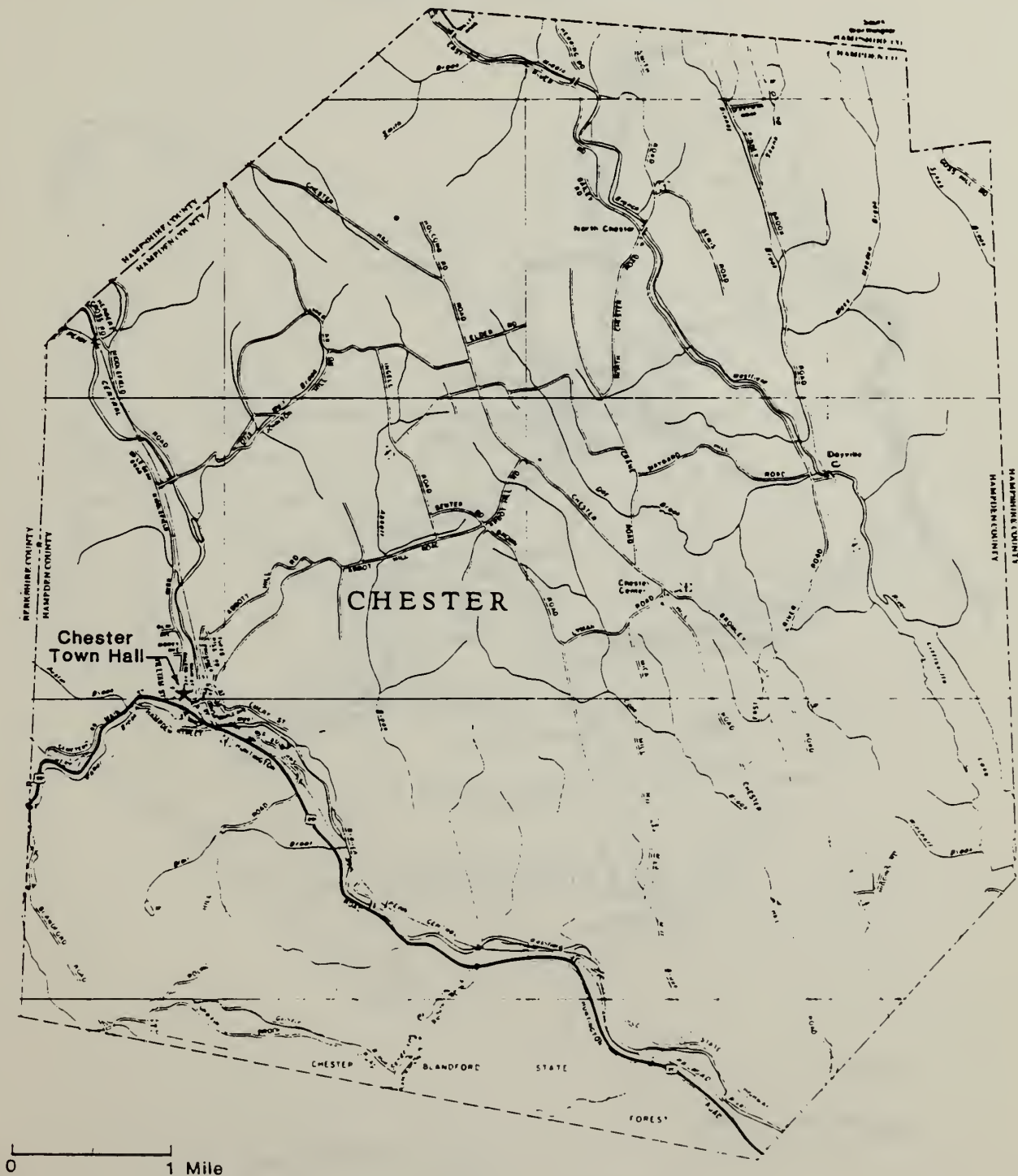
Jacob's Ladder Trail
Economic Development Plan

Town of
HUNTINGTON

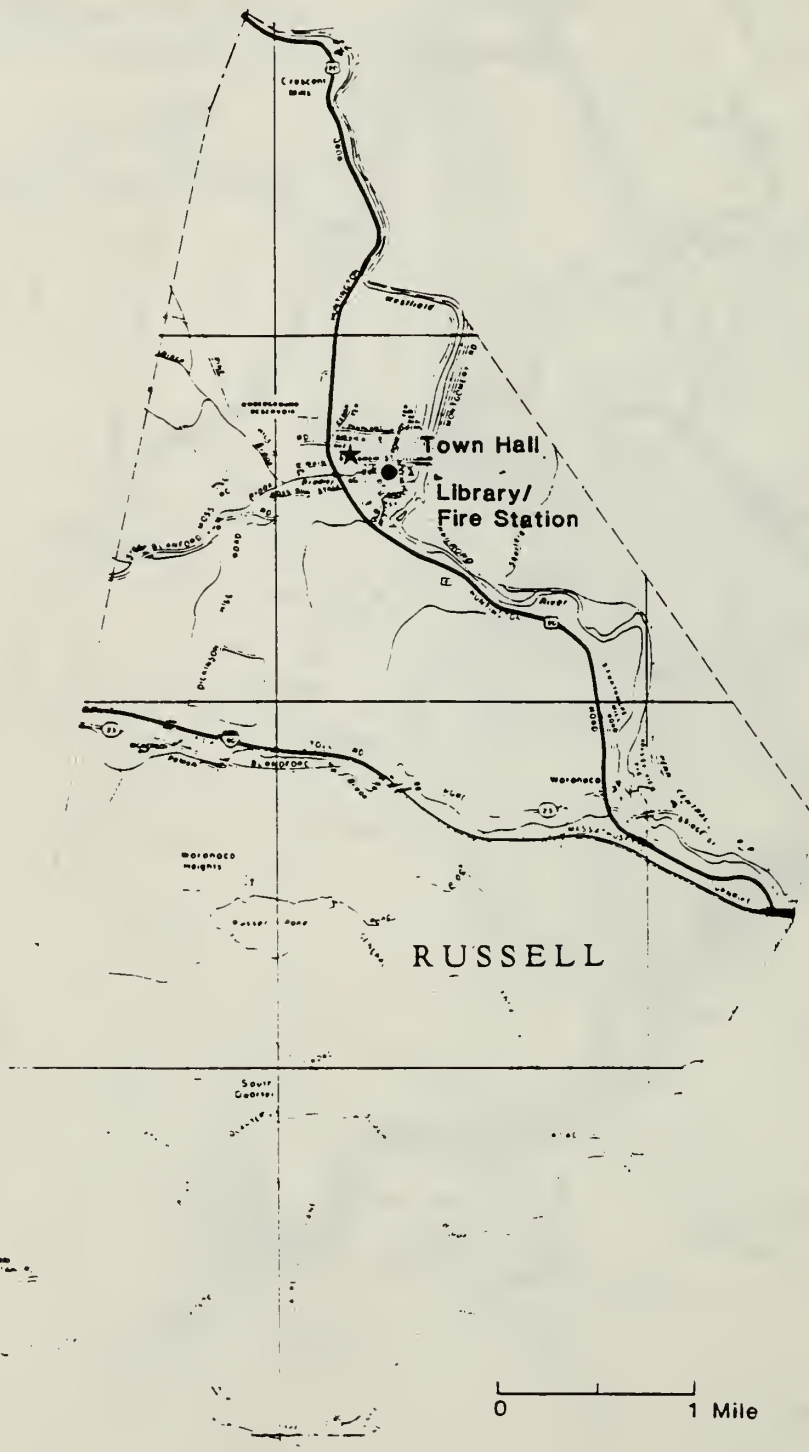
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Jacob's Ladder Trail
Economic Development Plan
Town of CHESTER

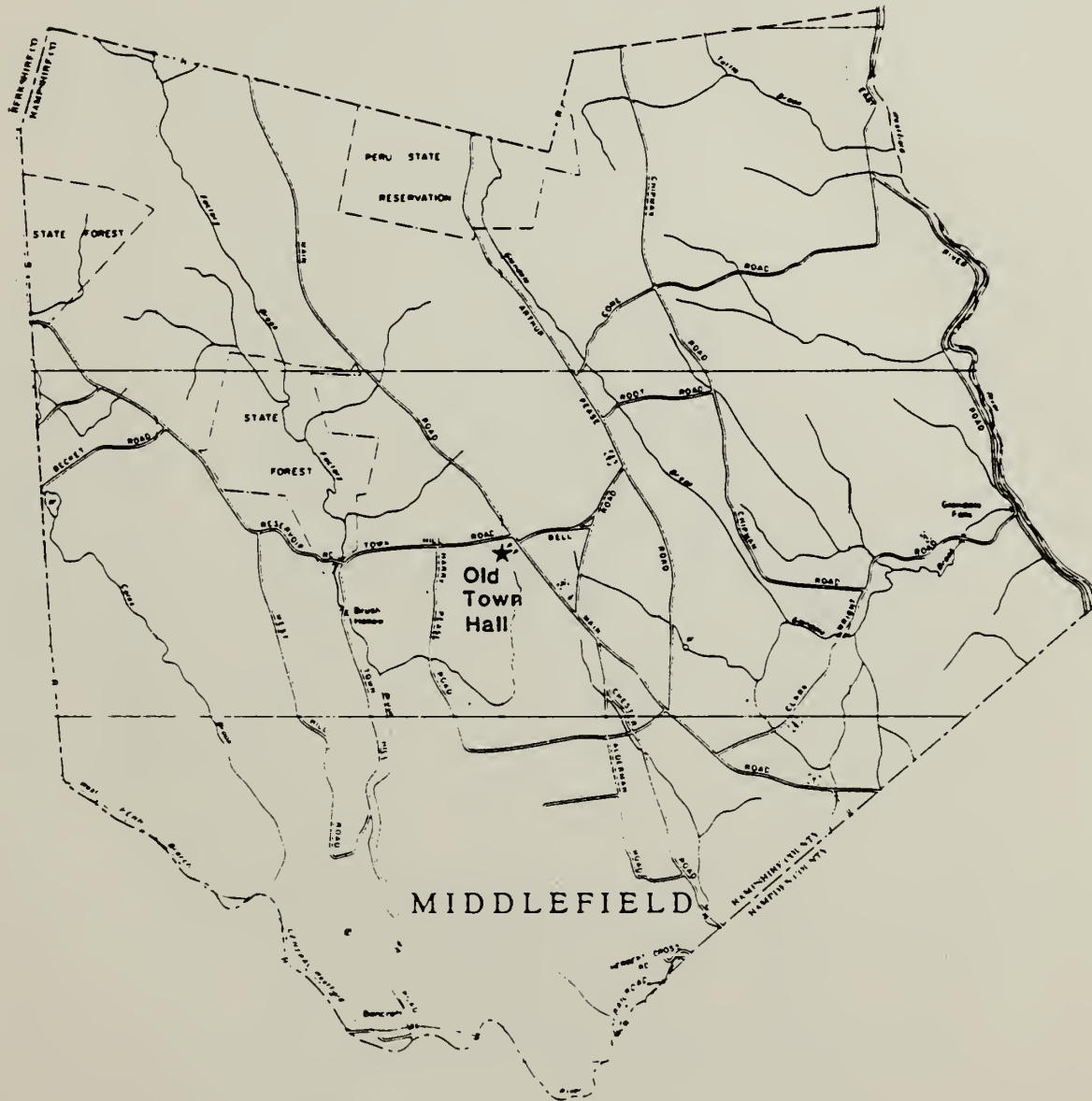


Jacob's Ladder Trail
Economic Development Plan
Town of RUSSELL



Town of MIDDLEFIELD

Jacob's Ladder Trail Economic Development Plan



0 1 mile

VII. Implementation Schedules (forms)

MASSACHUSETTS SMALL CITIES PROGRAM
F.Y. 1992 Community Development Fund
PROGRAM/PROJECT/ACTIVITY IMPLEMENTATION SCHEDULE
(Form 1-7)

Grantee Implementation Schedule

PROGRAM/PROJECT ACTIVITY	1st Quarter			2d Quarter			3d Quarter			4th Quarter			5th Quarter
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	
ACQUISITION DEMOLITION <ul style="list-style-type: none">• Appraisals Received• Purchase & sale/option executed• Property Acquired• Rehabilitation started													
RELOCATION													
COMMUNITY ECONOMIC DEVELOPMENT <i>Commercial Rehabilitation - Facades</i> <ul style="list-style-type: none">• No. of applications received• No. of approved units• No. of units out to bid• No. of units under construction• No. of completed units units	2		2	2	2	3	1						
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VIII. Management Plan

Management Capacity:

The Town of Huntington will serve as the lead community in this CDBG Program. The Huntington Board of Selectmen will have ultimate grant management responsibility. To ensure the participation in policy formulation among all four communities, the Program Representative will meet with each of the Boards on a regular basis, providing them with updates on grant performance, any proposed program changes and any other issues that may arise in grant management.

The Town of Huntington has limited municipal capacity and/or staff and lacks the in-house staff management capacity to administer a CDBG program. Huntington will contract with the Pioneer Valley Planning Commission (PVPC) to act as the grant administrator. As described in the contents of this application, PVPC will undertake programmatic administration and technical assistance activities. PVPC will procure, in accordance with MSCP procurement guidelines and MGL Chapter 30B, for limited services for business development/planning and marketing services. This form of technical assistance will allow the towns the opportunity to take advantage of a greater range of other available funding possibilities and municipal improvement programs. Like most other Massachusetts small communities, the Southern Hilltowns operate under severe budget constraints. The proposed method of grant administration will afford the towns the most cost-effective means of grant administration while minimizing the impact on their town budgets.

PVPC has demonstrated to have had sufficient management capacity to successfully administer programs of this type. PVPC has provided program and financial management to sixteen different CDBG programs involving ten communities. PVPC has also worked on a variety of commercial and economic development programs ranging from commercial loan and facade programs to downtown development and marketing plans.

Staffing Plan:

Program Manager

12 months - 10% FTE \$42,000 / Year

Overall management responsibility for all CDBG-related work including overseeing all work activities and subcontractors, ensuring timely performance, budget compliance, staff supervision and liaison to EOCD and town officials.

Program Representative

12 months - 51% FTE \$30,000 / Year

Implementation of day-to-day CDBG activities including client and contractor interaction, managing expenditures, coordination with subcontractors, preparation of environmental review, community outreach, documentation, eligibility certification, reporting, interaction with business, development of the partnership, and varied technical assistance.

Economic Development Specialist

12 months - 18% FTE \$35,000 / Year

Technical assistance to businesses (business planning, budgeting). Underwriting and financial analysis of all commercial loan projects.

Financial Assistant

12 months - 15% FTE \$22,500 / Year

Comprehensive, clerical and secretarial, financial accounting responsibilities.

Historic Preservation Planner

12 months - 10% FTE \$32,000 / Year

Review of structures for historical significance and review of specifications and compliance with the Secretary's Standards for Rehabilitation. Review of all specifications of sign and facade program. 35% FTE \$26,190 / Year

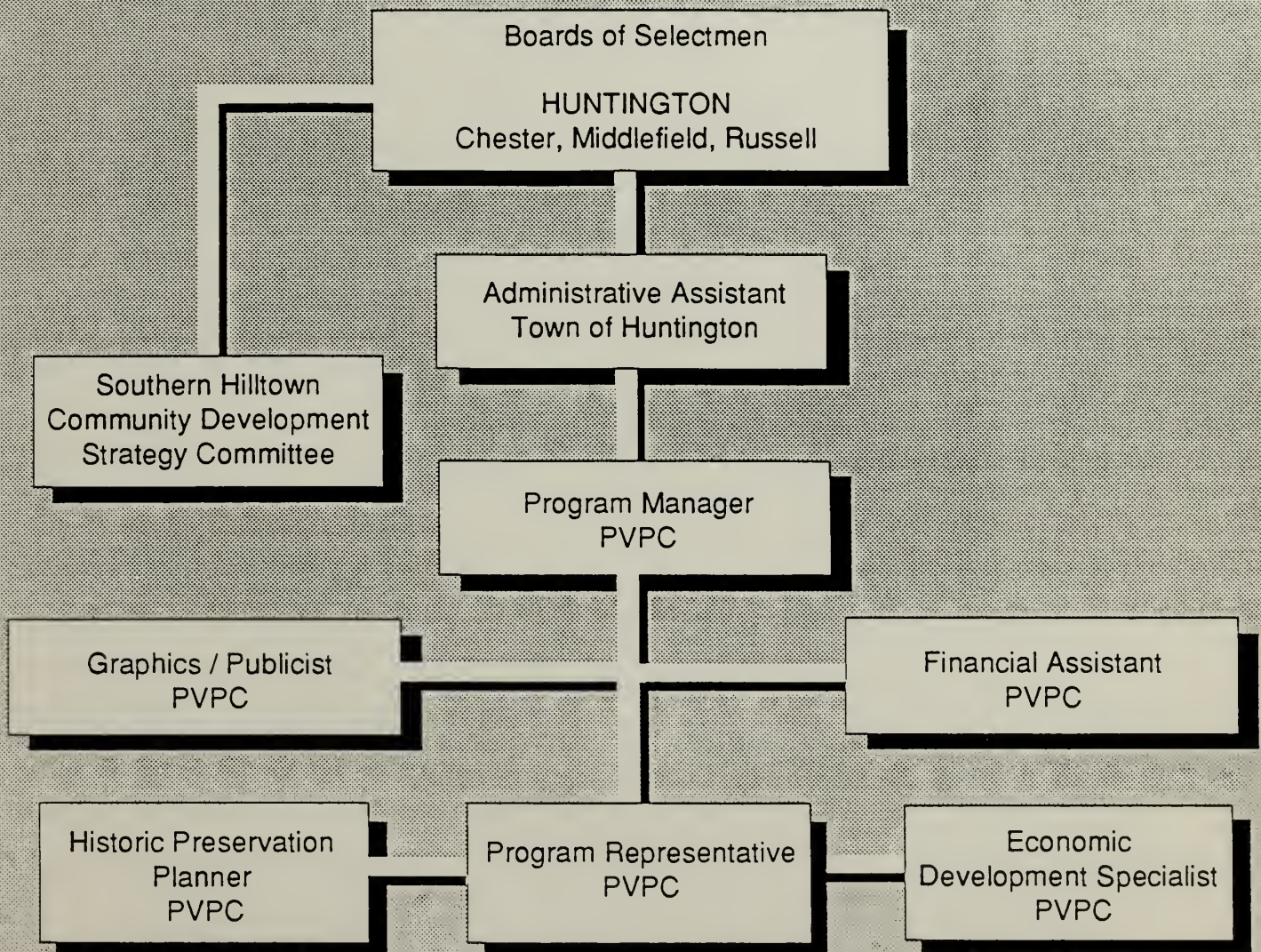
Graphic / Publicist

12 months - 10% FTE \$44,000 / Year

Design of promotional materials for the CDBG program as well as the varied projects stemming from the program. This will include flyers, handbooks, and promotional material.

JACOB'S LADDER TRAIL ECONOMIC DEVELOPMENT PLAN

Administrative Organizational Chart



IX. Administrative Cost Breakdown-A (form)

MASSACHUSETTS SMALL CITIES PROGRAM
FY 1992 Community Development Fund

(Form 1-9)

PART A MSCP ADMINISTRATIVE COST BREAKDOWN - SALARY & FRINGE BENEFITS

(1) PERSONNEL STAFF POSITIONS	(2) (4a) HOUSING REHABILITATION Admin	(3) (5a) ECONOMIC DEVELOPMENT Admin	(4) (6a) PUBLIC FACILITIES Admin	(5) (8) PUBLIC SOCIAL SERVICES Admin	(6) (9) GENERAL Admin	(7) OTHER	(8) TOTAL 12 Months
SALARY (b) Position		80% of Salary					
a Program Manager 10% FTE					3,360	30,240	33,600
b Program Representative 5% FTE		10,000			2,400	11,600	24,000
c Econ. Dev. Specialist 18% FTE		5,165			-	22,835	28,000
d Historic Presv. Planner 10% FTE					2,560	23,040	25,600
e Financial Assistant 15% FTE					2,700	15,300	18,000
f Graphics/Publicist 10% FTE					3,520	31,680	35,200
g							
h							
i							
j							
FRINGE BENEFITS (d) For each component and corresponding amount)		20% of Salary					
a Program Manager					840	7,560	8,400
b Program Representative		2,500			600	2,900	6,000
c Econ. Dev. Specialist		1,292			-	5,708	7,000
d Historic Presv. Planner					640	5,760	6,400
e Financial Assistant					675	3,825	4,500
f Graphics/Publicist					880	7,920	8,800
g							
h							
i							
j							
TOTAL		18,957			18,175	168,368	205,500

X. Administrative Cost Breakdown-B (form)

[illegible]

5A		6A	7	8	9	Other	Total
i	Supplies and Materials						
j	Maintenance and Repairs						
k	Audit	XXXXXXXXXX	XXXXXXXXXXXX	XXXXXX	2,250		
l	Date Processing				-		
m	Equipment				-		
n	Professional Services	10,000			-		
o	Application Preparation	XXXXXXXXXX	XXXXXXXXXXXX	XXXXXX	-		
p	Other				-		
2	DIRECT COSTS SUBTOTAL (\$)	10,000			11,651		
3	INDIRECT COST RATE(%)	111%			111%		
4	INDIRECT COSTS SUBTOTAL (\$)	21,043			20,174		
5	GRAND TOTAL: PERSONNEL	50,000			50,000		
a	PART A	18,957			18,175		
b	PART B	31,043			31,825		
Per Cent Share of overall MSCP							
	Request	10%			10%		

MASSACHUSETTS SMALL CITIES PROGRAM
FY 1992 COMMUNITY DEVELOPMENT FUND

Budget Summary Sheet
(Form 1-11)

	PROGRAM/PROJECT/ ACTIVITIES	SMALL CITIES FUNDS (S)	OTHER FUNDS (S)	TOTAL COSTS (S)	SOURCE OF OTHER FUNDS
1	PROPERTY ACQUISITION				
2	CLEARANCE/DEMOLITION				
3	RELOCATION				
4	HOUSING REHABILITATION				
A	Administration				
B	Unit Development				
C	Rehabilitation Loans/Grants				
D	Other				
5	COMMUNITY ECONOMIC DEVELOPMENT	\$450,000	\$627,000	\$1,077,000	
A	Administration or Downtown Partnerships	25,000	-	25,000	
B	Acquisition				
C	Commercial Improvements	\$400,000	\$627,000	\$1,027,000	HCDC, Canoe Club, See
D	Small Business Assistance				description for Huntington
E	Infrastructure Improvements				Bldgs.
F	Economic Dev't Planning or Technical Assistance	25,000	-	25,000	
G	Other				
6	PUBLIC FACILITIES				
A	Administration				
B	Streets and Sidewalks				
C	Parks and Recreation				
D	Neighborhood Facilities				
E	Parking				
F	Water, Sewer, Drainage				
G	Architectural Barriers				
H	Other				
7	OTHER				
8	PUBLIC SOCIAL SERVICES				
9	GENERAL ADMINISTRATION	50,000	5,000	55,000	Town In-Kind
	TOTAL PROGRAM COSTS	\$500,000	\$632,000	\$1,132,000	-

XII. Recapture and Anti-Speculation Plan

Rental Agreements will be put in place for the Commercial Property Development Project in which there will be tenants. Annual rent increases will be limited to a specific percentage of the current rent. Tenants will be notified in writing of the agreement, its effective date, the present agreed upon rent, and their rights in the event of a violation of the agreement. Their recourse will be a hearing in front of the Board of Selectmen. The Board will be empowered to order compliance with the Rental Agreement. The language of the Rental Agreement will be contained in the loan agreement between the Town and the Hilltown Community Development Corporation (HCDC). The Rental Agreement will be in place for five (5) years with the ability to extend for an additional five (5) years. Rent stabilization will be achieved as follows:

- Rental agreements will have a 5-year duration.
- Rent will be set upon rehabilitation completion and held for 12 months following issuance of Certificate of Completion.
- After 12 months, rent can be adjusted upwards by an amount not to exceed a predetermined percentage for the apartment size and a base rent derived from the MSCP Annual Adjustment Factor Chart.
- The Agreement will be established through the Town-HCDC loan agreement.
- A letter will be sent to the Tenant explaining the Tenant's rights under the rent stabilization, its effective dates, the present agreed upon rent and their rights in the event of a violation of the agreement. If the landlord violates the provisions of the agreement by raising rents beyond acceptable limits, the tenant shall notify the Community Development Office or Board of Selectmen of such violation and request a hearing for resolution.

XIII. Relocation and Anti-Displacement (form)

MASSACHUSETTS SMALL CITIES PROGRAM
FY 1991 Community Development FUND

ANTI-DISPLACEMENT
AND RELOCATION ASSISTANCE PLAN
(Form 1-13)

Each grantee must submit a residential relocation assistance plan including provisions for relocation protection, payments, and other assistance. The plan should take into consideration: the types of CDBG-funded activities that will/may lead to displacement, the availability and location of vacant replacement/temporary housing, the special needs of displaced occupants (e.g., children, elderly handicapped, and etc.), and an evaluation of the local resources available to carry out timely and orderly relocation activities.

1. Relocation Officer Kathie Morrison Telephone# (413) 667-3500

2. FY 91 housing activities that will/may result in temporary displacement:

Property Rehabilitation _____
Lead Paint Removal _____
Asbestos Removal _____
Other (explain) _____

No housing activities proposed in this application.

3. Types of relocation assistance offered (housing, meals, transportation, etc.), sources of payment (MSCP/CDBG, landlord, in-lieu of rent, allowance, etc.), and methods of payment (reimbursement, advance, direct payment to provider, etc.) (attach separate sheet if necessary):

No relocation anticipated. If relocation should be required,

then MSCP/CDBG program funds would be used (if available) to pay

for temporary housing only on a reimbursement or direct payment

to provider basis.

4. Do you anticipate any permanent displacement? If yes, please explain below:

No

5. What is your grievance procedure?

- Submit complaint in writing.
- Relocation Officer will review the case including
steps taken for compliance with the relocation plan
and all applicable regulations.
- The Relocatin Officer will make a decision on the
case based on this review.
- The Relocation Officer's decision is final.

6. Procedures to be followed when removing lead paint and asbestos:

Lead paint and asbestos removal is not a part of this
program.

XIV. Relocation and Anti-Displacement Certification (form)

MASSACHUSETTS SMALL CITIES PROGRAM
FY 1991 Community Development FUND
ANTI-DISPLACEMENT & RELOCATION ASSISTANCE
CERTIFICATION
(Under Section 104(d) of the HUD Act of 1974, as amended)
(Form 1-14)

The Town/City of Huntington will replace all occupiable and vacant low-moderate income dwelling units demolished or converted to a use other than as low-moderate income dwelling units as a direct result of activities assisted with funds provided under the Housing and Community development Act of 1974, as amended, described in 24 CFR 570.496(a): (b)(1).

All replacement housing will be provided within three (3) years of the commencement of the demolition or rehabilitation related to conversion [570 496a: (b) (1)]. Before obligating or expending funds that will directly result in such demolition or conversion, the town/city of will make public and submit to the EOCD, if requested, the following information, in writing:

1. A description of the proposed CDBG-assisted activity.
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low-moderate income dwelling units as a direct result of the CDBG-assisted activities.
3. A time schedule for the commencement and completion of the demolition or conversion.
4. The general location, on a map, and approximate number of dwelling units, by size (number of bedrooms), that will be provided as replacement dwelling units.
5. The source of funding and a time schedule for the provision of replacement dwelling units.
6. The basis for concluding that each replacement dwelling unit will remain a low-moderate income dwelling unit for , at least, ten (10) years from the date of the initial occupancy.

The Town/City of Huntington will provide relocation assistance, as described in 24 CFR 570.496 (a)(b) to each low-moderate income household displaced by demolition of housing or by the conversion of a low-moderate income dwelling unit to another use as a direct result of CDBG-assisted activities. Consistent with the goals and objectives of activities assisted under the Act, the Town/City of Huntington will take the steps outlined in Item 1-13 to minimize displacement of persons from their homes.

Steven Swiss
Signature
Steven Swiss
Name
Chairman, Board of
Title Selectmen

XV. Citizen Participation Plan

Overview:

To increase citizen participation in the FY 92 CDBG application preparation, the Boards of Selectmen from the four towns formed the Southern Hilltown Citizen Advisory Committee. Membership in the Advisory Committee included a member from each Board of Selectmen, members of town departments or boards, concerned citizens, and agencies which provided services to the four towns. Meeting times were posted and advertised in the local paper. Regular monthly meetings were held over a nine month period.

At each meeting the program representative made a brief presentation of the application process, eligible activities and a summary of previous Southern Hilltown MSCP CDBG applications. Committee members were then asked to discuss their ideas for the FY 1992 application. The Pioneer Valley Planning Commission (PVPC), as administrative consultant, evaluated program suggestions for eligibility and competitiveness. During this process, the needs of the business community, particularly as pertaining to development of the tourism industry, were identified. A meeting held on June 2nd for the area's business community demonstrated further support for this application.

The public hearing revealed strong community support for the program. In addition, a number of citizens and business owners made statements regarding their personal need or desire for programs addressing local economic development.

Grant Performance:

Regular municipal updates on the program will be provided to the Board of Selectmen of each of the four towns by the Program Representative. Each of the Boards will act in an advisory capacity. Information concerning the status of the program or similar aspects will be disseminated to local residents through flyers, pamphlets, newspaper articles and other mediums.

The office which has been established in the Town of Huntington will be continued with additional time spent in each of the other three towns. PVPC staff will be available to address any community development activities that surface and provide technical assistance on current and potential programs. Public hearings will be held, as legally required, to fully discuss any program changes, concerns or similar matters. Hearings will be held in locations which are handicapped accessible. All program grievances will be submitted to the lead community Board of Selectmen, who will take the appropriate actions with PVPC to resolve the matter. Unless unusual circumstances prevail, all responses to grievances will be conducted within fifteen days.

Membership in the Community Development Strategy Committee will be open to any Southern Hilltown resident, the business community, area educators, municipal or elected officials, any representative from private or non private sector which currently provides or is interested in developing services for the Southern Hilltowns. The Committee will meet once a month and will be open to the public.

In addition, as described in the application, there will efforts in place to develop an emerging downtown partnership for the Southern Hilltown business community. This will result in a public-private partnership for developing and encouraging economic development.

A "significant number of non-English speaking residents" is not prevalent.

XVI. Public Hearing Documentation (forms)

MASSACHUSETTS SMALL CITIES PROGRAM
FY 1992 Ready Resource Fund

PUBLIC HEARING DOCUMENTATION
(Form 1-16)

PUBLIC HEARING INFORMATION:

Date/Time Held: Wednesday, July 29, 1991, 7:30 p.m.

Number of Attenders: 44

Location: Huntington Town Hall

Hearing Officer: Natalie Bozarth, Pioneer Valley
Planning Commission

Publication(s): Country Journal
(or mailings)

Dates published: July 16, 1992 and July 27, 1992

HEARING NOTICE AND MINUTES DOCUMENTATION:

In the Space provided below, please attach: a copy of the public hearing notice as it appeared in the newspaper(s) listed above, or a copy of the notice as was posted in the appropriate public buildings. In addition, please attach a copy of the minutes from the public hearing.

Country Journal • Thursday, July 9, 1992

**LEGAL NOTICE
TOWN OF HUNTINGTON
Ready Resource Grant Application
PUBLIC HEARING**

The Board of Selectmen of the Town of Huntington will conduct a public hearing regarding the Towns of Huntington, Chester, Russell, and Middlefield's application for funding under the Massachusetts Small Cities Community Development Program's Ready Resource fund through the Executive Office of Communities and Development. The meeting will be held on Wednesday, July 29, 1992 at 7:30 p.m. in the Selectmen's meeting room at Huntington Town Hall.

The hearing is being held to discuss the Jacob's Ladder Trail Ready Resource Fund Grant Application for FY 1992. Technical and financial assistance is being planned for businesses located in the Towns of Huntington, Chester, Russell, and Middlefield. Proposed activities include planning, coordination and technical assistance to local businesses, a commercial loan program, a commercial property improvement program and a commercial property development program.

Any person or organization having questions or comments concerning the application will have an opportunity to be heard. The Town of Huntington, through its Board of Selectmen, will act as lead community and will be responsible for grant administration and program management. The Pioneer Valley Planning Commission will assist with the implementation of the Program.

**Board of Selectmen
Town of Huntington
Lead Community**

Country Journal • Thursday, July 16, 1992

**LEGAL NOTICE
TOWN OF HUNTINGTON
Ready Resource Grant Application
PUBLIC HEARING**

The Board of Selectmen of the Town of Huntington will conduct a public hearing regarding the Towns of Huntington, Chester, Russell, and Middlefield's application for funding under the Massachusetts Small Cities Community Development Program's Ready Resource fund through the Executive Office of Communities and Development. The meeting will be held on Wednesday, July 29, 1992 at 7:30 p.m. in the Selectmen's meeting room at Huntington Town Hall.

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**Board of Selectmen
Town of Huntington
Lead Community**

LEGAL NOTICE

TOWN OF HUNTINGTON

READY RESOURCE GRANT APPLICATION

PUBLIC HEARING

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Board of Selectmen
Town of Huntington
Lead Community

Ready Resource Public Hearing Posting Locations:

Russell Town Hall

Russell Post Office

Wornoco Post Office

Stratmore Mill # 1, Russell, MA

Stratmore Mill # 2, Russell, MA

Textron, Russell, MA

Westfield River Paper, Russell, MA

Huntington Town Hall

Huntington Post Office

Huntington Library

Chester Town Hall

Chester Post Office

Chester Library

Middlefield Town Hall

Middlefield Post Office

Jacob's Ladder Economic Development Plan

Ready Resource Application

Budget Summary Sheet

<i>Program Activity</i>	<i>Funding Level</i>
5A Administration / Downtown Partnership	\$ 35,000
5C Small Business Assistance	\$400,000
Facade Easement Program (\$80,000)	
Commercial Loan (\$20,000)	
Commercial Property Improvement Grant (\$300,000)	
5F Economic Development Planning or Technical Assistance	\$ 15,000
<u>9 General Administration</u>	<u>\$ 50,000</u>
Total	\$500,000

Town of Huntington

*P.O. Box 430, Park Street, Huntington, MA 01050
(413) 667-3324*

READY RESOURCE GRANT APPLICATION JACOB'S LADDER TRAIL PUBLIC HEARING

The Huntington Board of Selectmen conducted a public hearing regarding the Towns of Huntington, Chester, Russell and Middlefield's application for funding under the Massachusetts Small Cities Community Development Program's Ready Resource Fund through the Executive Office of Communities and Development. The hearing was held Wednesday, July 29, 1992, at 7:40 p.m. in Stanton Hall.

The hearing was turned over to Natalie Bozarth, Administrator, Pioneer Valley Planning Commission for explanation of the grant application. Ms. Bozarth explained the grant application for the economic development of the four towns. The National Canoe Race will be held in Huntington along with the Westfield River Wildwater Annual Race in 1993. To coordinate the Canoe Club and the businesses in the area will be a portion of the monies applied for. The first meeting of the Business Association has been held and meetings are scheduled at least monthly for the future. Explained the administrative amounts to be provided in this grant, and that professional staff will be used to assist in these programs. Explanation of facade easement program to small businesses. This help the towns maintain control of the outside appearances of businesses while allowing businesses a "grant" for improvements for a specified number of years. The easement taken by the towns will allow for a unified look to the business areas and help small businesses as well. The commercial loan program would be set up on a revolving fund bases at a low percentage rate. This would allow commercial improvement at a low cost to small businesses in the area. Commercial property improvement grant request in the amount of \$300,000 is for the purchase of 3 downtown buildings in the Huntington business district for rehabilitation by Hilltown Community Development Corporation (HCDC). HCDC will rehab the buildings and allow buildings to be used for visitors center during the Canoe Race in 1993. The downtown buildings are in extreme need of rehab work and the area would benefit greatly with new business/commercial space. Economic development planning for promotional purposes for the Canoe Race, technical assistance, reimbursement for paid costs and staff. \$50,000 general administration will cover all paperwork, documentation, etc. necessary for this grant.

Jacob's Ladder Trail is a unique idea for using tourism as a door for economic development of this area.

Bernard St. Martin asked where the \$50,000 administrative costs come from. Ms. Bozarth explained that this is a part of the grant applied for. Steven Swiss asked how a 10% administrative figure compares to other applications. Ms. Bozarth explained that a

maximum amount of 23% of the total grant amount can be used.

Derrick Mason asked for an explanation of who is applying for this grant. Ms. Bozarth explained that the Selectboards of the four towns are applying for this grant with Huntington acting as lead community. PVPC will be the administrating agency hired, and PVPC will be staffing the grant.

Katheryn Corrigan asked what kind of time frame is being anticipated for receiving an answer regarding this grant application. Ms. Bozarth explained that the Application is to be submitted within two weeks to EOCD, and that we should have a response no later than mid-September. Also, the grant itself would be substantially to totally completed by the end of April, 1993.

George Webb asked regarding problems faced by HCDC with regard to the purchase of the downtown buildings. Peggy DeVries, HCDC, responded by stating that DEP and the seller are working together to get things done to clean up the site. However, the scope of work is not as great a concern as originally thought.

David Majercik stated that he supports this application with enthusiasm and excitement. This area will benefit greatly from the National Canoe Races, but only if it's ready.

Jeff DeFeo asked if EOCD could deny certain monies included for funding within the application. Ms. Bozarth stated that yes, EOCD can fund or not fund at their discretion. By mid-September we should know about the funding for this project.

Katheryn Corrigan asked if facade improvements would have to be done in compliance with prevailing wage rates. Ms. Bozarth explained that no, prevailing wage rates do not apply to these projects for this type of work; just three phone contacts and use of the lowest, qualified bidder.

Four Selectboards will be contracting authority for their individual towns with regard to facade easements. Certain guidelines will be set up and adhered to by the Selectboards, but each individual Town will be different.

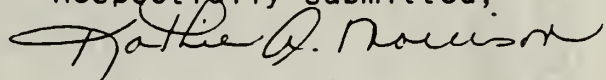
Debbie Thomas asked if commercial property could be purchased with this grant money. Yes, each application will be decided on a separate basis.

Derrick Mason asked if this round of funding would be very competitive. Ms. Bozarth stated that yes, it will be competitive but that the program design for this application is very good.

Ms. Bozarth asked for letters of support to be included in grant application as soon as possible.

This hearing was adjourned at 8:15 p.m. Listing of individuals in attendance attached hereto.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kathie A. Morrison".

Kathie A. Morrison,
Administrative Assistant

Jacob's Ladder Trail Economic Development Plan Ready Resource Application
Public Hearing Wednesday, July 29, 1992, 7:30 p.m., Huntington Town Hall

Name	Address	Phone
① Erin's - Bellos Whippleton Godsland	Russell Jan Rt 23 Russell 01071	862 3608
② Walter Beck	PO Box 385 Russell	862-3606
③ Robert Thomas	2300 S. Rd. Westfield ^{Westfield Club} Westfield ^{Jan 01071}	238-5972
④ Angus D. Rev	J. Jell Rd. Westfield ^{River} Chapel WA. Cause Club	354-9684
⑤ Joseph C. Moulton	BASKET ST. WESTFIELD HUNTINGTON MA RIVER CAUSE CLUB	667-3345
⑥ David H. Lunkema	Gave Hill Rd. Westfield Ave. Huntington MA. Cause Club	667-3338
⑦ DAVID MATERICK	CONTRACT STORE WORTHINGTON ROAD	667-3232
⑧ Jorgen Igic	Russell Rd. Westfield River Cause Club Huntington, MA 01050	667-3451
⑨ Dorene Hare	N. Blawie Rd. Minuteman Theatre Blawie MA 01050	667-8818
⑩ Mary Jenkins (Junkies)	Goss Hill Rd. Westfield River Huntington MA 01050	667-3338
⑪ Julie Coopers	Laurie Lane Westfield Huntington, MA River Cause Club	667-5728
⑫ Deborah Harrison	Howell Lane Huntington, MA	667-3121
⑬ Danyel	Worthington Rd. Mother's World Worcester.	667-3426
⑭ Dorothy E. Ogel	Russell Rd. River Cause Club Worcester.	667345
⑮ Drainy C. DePino	Pease Clothing Store Worcester, MA 01050	354-6565
⑯ Charles T. Sambl	Laurel Rd. Huntington Westfield River Cause Club	667-8796

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100000

100000

(13) Katherine Curigan	88 Bromley Rd. Hunt.	667-5786
(14) DEBBIE MASON	MOSS HILL RD, RUSSELL	862-4914
(15) FAYE MAISON	Bromley Rd, Huntington	667-3424
(16) Verne Korrivier	Lowell Lane, Huntington	667-3121
(17) Jay Stillman	Rt 20 Huntington	667-8861
(18) Suzanne St Martin	Rt 20 Huntington	667-8061
(19) Peggy Burns	Westfield River canoe club 34 Main St. Russell	862 4596
(20) Marcia Kary	Westfield River canoe club - 189 River St - Russell	862-4088
(21) Susan DeFeo	Westfield River canoe club Ingersoll Rd. Cheshire	354-9684
(22) Susan DeFeo	Wagoner's Salvage Barn 31 Court St. Westfield MA	568-9141
(23) Karen Sawyer	Westfield River canoe club - Shelburne Trail Cheshire, MA	354-2287
(24) WAINO TUOMINEN	Pond Brook Rd. Hunt	667-8838
(25) Steven Lewis	Huntington select branch Rocky Brook on Hunt.	667-3931
(26) Richard Igel	Justified River canoe club Russell Rd. Hunt.	667-3379
(27) Phil Goume	Westfield river canoe club Lamont Rd. Huntington men.	667-3072
(28) Susan Kallinger	Westfield R. canoe club Lamont Rd. Huntington men.	667-3072
(29) [unclear]	Service P. Huntington MASS	667-3425

(30) Miriam Wilkins
 (31) Steve Hamlin
 (32) Kathy Watham
 (33) Ellen Guit Rd, Huntington MA
 (34) Westfield River canoe club
 (35) Rt 20 Mt. Laurel Vermont
 (36) RPH1 Box 93 Huntington Westfield River canoe club
 667-3084
 667-3386
 667-5194

33) ~~Donald M. Coles~~

Howell Lake Huntington
Westfield River
Canoe Club

667-5728

39) Wayne A. Horner

Upper Russell Rd. Huntington

667-3161

40) Ed Fila

Crescent St. Huntington

667-5125

41) David Isel

Rt 20 Huntington
Canoe Club

667-3659

42) S. G. C. Draywell

Blandford Stage Rd Russell

862-4401

43) Michael Fitzgerald

FVPC

781-6040

44) Jim Mazin

POPC

781-6085

45) Peggy Daniels

HDC

296-4536

XVII. Program Income Plan

Estimated Income Stream:

The estimated amount of program income generated through the CDBG Program will not be significant. Should any funds become available, they will be used to assist in the ongoing operational efforts of the proposed Southern Hilltowns Emerging Downtown Partnership.

XVIII. Program Income Certification (form)

MASSACHUSETTS SMALL CITIES PROGRAM
FY 1992 Ready Resource Fund
Program Income Certification Form
(Form 1-18)

SOURCE				APPLIED ACTIVITY			
Program Year and Activity	Bank Statement Date	Account Name and Number	AMOUNT	Program Year Activity Commitments	Amount Committed	Balance Uncommitted	Date of Projected Expenditure
FY '90 4C	7/31/92	T-of Huntingdon Comm. Development Escrow Account #223 15854	\$ 562.95	Appropriate proportion of Funds to be returned to H.U.D. and E.O.C.D.			
Interest Earned in Escrow Account		TOTAL.	\$ 562.95	TOTAL.	\$ 562.95		
<p>This is to certify that the above noted accounts and amounts accurately reflect the total MSCP Program Income of the Town/City of <u>Huntington</u> through the period ending <u>7/31/92</u> (date)</p> <p style="text-align: right;"><i>William Wayne Kuyf</i> City/Town Treasurer</p>				<p>This is to certify that the above noted accounts and amounts accurately reflect the total MSCP Program Income of the Town/City of <u>Huntington</u> through the period ending <u>7/31/92</u> (date)</p> <p style="text-align: right;"><i>Samuel P. Mack</i> CDMG Program Administrator</p>			

Statement of Account

BAYBANK
7 NEW ENGLAND EXECUTIVE PARK
BURLINGTON, MA 01803

03-531 1

|||||

TOWN OF HUNTINGTON
COMMUNITY DEVELOPMENT ESCROW ACCOUNT
ATTN NANCY L ACKLEY
26 CENTRAL ST
WEST SPRINGFIELD MA 01089-2742

ACCOUNT: 2231
STATEMENT DATE: 07/31
LAST STATEMENT DATE: 06/30
TAX I.D.: 04-600
CORPORATE CUSTOMER SERVICE CENTER: (800) 833-XXXX

ACCOUNT SUMMARY

ACCOUNT TYPE	PREVIOUS BALANCE	DEPOSITS & CREDITS	WITHDRAWALS, CHECKS & DEBITS	INTEREST EARNED	SERVICE CHARGES	OTHER CHARGES	BALANCE
DW	22726.02	11885.00	859.91	58.43	12.16	.00	33711.48

CHECKS

CHECK NO.	DATE	AMOUNT	CHECK NO.	DATE	AMOUNT	CHECK NO.	DATE	AMOUNT
1091	07/03	859.91						
1 CHECKS TOTALING		\$859.91						

OTHER WITHDRAWALS, DEBITS AND CHARGES

7/31	12.16 SERVICE CHARGE		
OTHER WITHDRAWALS AND DEBITS TOTALING	\$.00	
SERVICE AND OTHER CHARGES TOTALING	\$	12.16	

OTHER DEPOSITS AND CREDITS

7/22	11,885.00 CREDIT MEMO		
OTHER DEPOSITS AND CREDITS TOTALING		\$11,885.00	

DAILY LEDGER BALANCES (LISTED FOR DAYS WHEN ACTIVITY OCCURRED)

7/03	21,866.11	07/22	33,751.11	07/31	33,797.38
------	-----------	-------	-----------	-------	-----------

SUMMARY OF NOW INTEREST EARNED

INTEREST EARNED THIS PERIOD (07/31)	\$58.43
INTEREST EARNED YEAR-TO-DATE	\$562.95

INTEREST RATE INFORMATION

ACCOUNT	PERIOD	INTEREST RATE
BUSINESS NOW	07/01/92 - 07/06/92	2.90%
	07/07/92 - 07/13/92	2.75%
	07/14/92 - 07/31/92	2.60%

XIX. Chief Elected Official Certification (form)

MASSACHUSETTS SMALL CITIES PROGRAM
FY 1991 Community Development Fund

CHIEF ELECTED OFFICIAL (CEO) CERTIFICATION FORM
(Form 1-19)

On behalf of the applicant, of which I am a duly authorized local official empowered to sign such documents, I certify that the following actions have or will be taken:

1. The applicant possesses the legal authority to make a grant submission.
2. The applicant will minimize displacement resulting from MSCP-funded projects whenever possible, and comply with relocation requirements governing the CDBG program.
3. The project will be conducted in accordance with Title VI and Title VIII of the Civil Rights Act and, further, the applicant will affirmatively further fair housing.
4. The applicant has provided opportunities for citizen participation, and has conducted a public hearing, and has provided information to citizens regarding the project that is to be submitted for MSCP funding consistent with Section 104(a) (2) of Title I of the Housing and Community Development Act of 1974 as amended through 1987.
5. The applicant will not attempt to recover any capital costs of public improvements assisted in whole or in part with CDBG funds by assessing properties owned and occupied by low and moderate persons unless: (A) CDBG funds are used to pay the portion of such assessment that relates to non-CDBG funding or; (B) the applicant certifies to the State that, for the purposes of assessing properties owned and occupied by low and moderate income persons who are not very low income, the applicant does not have sufficient CDBG funds to comply with the provisions of "A" above.

Certification Regarding the Use of Force

The Community further certifies that:

1. The applicant will adopt/has adopted and will enforce a policy to prohibit the use of excessive force by law enforcement agencies within their jurisdiction against any individuals engaged in nonviolent civil rights demonstrations.
2. The policy to be adopted or has been adopted is contained in:
 - a. a local legislative act (such as an ordinance); or
 - b. a local administrative act (such as a written statement of policy by the local chief executive); or
 - c. an executive order; or
 - d. a regulation within the police department.

3. The community understands that a new policy need not be adopted if they have and are enforcing a written policy that meets the requirements of Section 519 of the Housing and Community Development act of 1974, as amended.

Certification Regarding Lobbying

The Community further certifies that:

1. No federal appropriated funds have been paid or will be paid by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, or renewal, amendment or modification of any federal contract, grant, loan or cooperative agreement.
2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an employee or officer of congress, or an employee of a member of congress in connection with this shall complete and submit standard form - III, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers, (including subcontracts, sub-grants, and contracts under grants, loans and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, Title 31, US Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$ 10,000 and not more than \$ 100,000 for each such failure.

By: Steven Swiss
Signature,
Chief Elected Official
(Lead Applicant Only)

Steven Swiss
Typed Name
Chairman, Board of Selectmen
Title
July 29, 1992
Date

XX. Appendices

Appendix A:

Slum and Blight Certifications

JACOB'S LADDER TRAIL REVITALIZATION PROGRAM FY 1992

Slum and Blight Certification

The Town of Huntington meets the criteria for a decadent area. There are many housing units, commercial structures, and public facilities which are detrimental to the safety, health, morals, welfare and sound growth of the community. These conditions can be attributed to the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, obsolete and need major maintenance or repair. The exodus of commercial and manufacturing facilities has led to the economic decline of the area. As economic conditions deteriorated, housing units started to reflect patterns of deferred maintenance. As investments in residential declined, the market for the goods and services offered by the area commercial businesses slackened. As a result, it is improbable that the area will be redeveloped by ordinary operations of private businesses. Housing units, commercial structures, and public facilities will remain in a severe state of disrepair, forcing the area to be determined as a "Substandard Area."

It is hereby certified that Heath Block, Eagen Block and Cross Block, Main Street, Huntington, MA is located in a "substandard and decadent" area as defined in M.G.L., Chapter 121-B.



August 6, 1992

Steve Swiss, Chairman
Town of Huntington

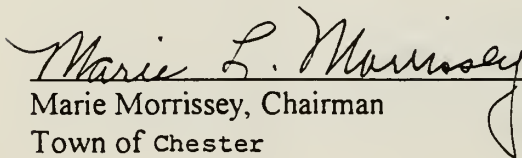
Date

JACOB'S LADDER TRAIL REVITALIZATION PROGRAM FY 1992

Slum and Blight Certification

The Town of Chester area meets the criteria for a decadent area. There are many housing units, commercial structures, and public facilities which are detrimental to the safety, health, morals, welfare and sound growth of the community. These conditions can be attributed to the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, obsolete and need major maintenance or repair. The exodus of commercial and manufacturing facilities has lead to the economic decline of the area. As economic conditions deteriorated, housing units started to reflect patterns of deferred maintenance. As investments in residential declined, the market for the goods and services offered by the area commercial businesses slackened. As a result, it is improbable that the area will be redeveloped by ordinary operations of private businesses. Housing units, commercial structures, and public facilities will remain in a severe state of disrepair, forcing the area to be determined as a "Substandard Area."

It is hereby certified that the commercial area, known as Jacob's Ladder Trail is located in a "substandard and decadent" area as defined in M.G.L., Chapter 121-B.


Marie Morrissey, Chairman
Town of Chester

August 6, 1992

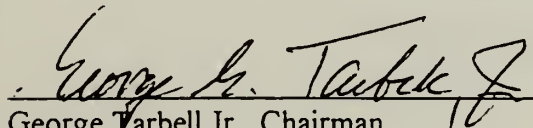
Date

JACOB'S LADDER TRAIL REVITALIZATION PROGRAM FY 1992

Slum and Blight Certification

The Town of Russell meets the criteria for a decadent area. There are many housing units, commercial structures, and public facilities which are detrimental to the safety, health, morals, welfare and sound growth of the community. These conditions can be attributed to the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, obsolete and need major maintenance or repair. The exodus of commercial and manufacturing facilities has lead to the economic decline of the area. As economic conditions deteriorated, housing units started to reflect patterns of deferred maintenance. As investments in residential declined, the market for the goods and services offered by the area commercial businesses slackened. As a result, it is improbable that the area will be redeveloped by ordinary operations of private businesses. Housing units, commercial structures, and public facilities will remain in a severe state of disrepair, forcing the area to be determined as a "Substandard Area."

It is hereby certified that the commercial area, known as Jacob's Ladder Trail is located in a "substandard and decadent" area as defined in M.G.L., Chapter 121-B.

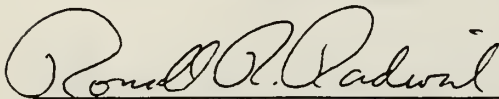

George Tarbell Jr., Chairman August 6, 1992
Town of Russell Date

JACOB'S LADDER TRAIL REVITALIZATION PROGRAM FY 1992

Slum and Blight Certification

The Town of Middlefield meets the criteria for a decadent area. There are many housing units, commercial structures, and public facilities which are detrimental to the safety, health, morals, welfare and sound growth of the community. These conditions can be attributed to the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, obsolete and need major maintenance or repair. The exodus of commercial and manufacturing facilities has led to the economic decline of the area. As economic conditions deteriorated, housing units started to reflect patterns of deferred maintenance. As investments in residential declined, the market for the goods and services offered by the area commercial businesses slackened. As a result, it is improbable that the area will be redeveloped by ordinary operations of private businesses. Housing units, commercial structures, and public facilities will remain in a severe state of disrepair, forcing the area to be determined as a "Substandard Area."

It is hereby certified that the commercial area, known as Jacob's Ladder Trail is located in a "substandard and decadent" area as defined in M.G.L., Chapter 121-B.



Ronald Radwich, Chairman
Town of Middlefield

August 6, 1992

Date

Appendix B:

1991 Income Survey Results

CHESTER, HUNTINGTON AND RUSSELL

COMMUNITY	SURVEY POP	AREA POP	SURVEY RESPONSE	AVG. HOUSEHOLD SIZE	NUMBER OF HOUSEHOLDS		HOUSEHOLDS		POPULATION		% POP		NO. OF ELDERLY	% POP ELDERLY
					HOUSEHOLDS	HOUSEHOLDS	LOW - MOD	HOUSEHOLDS	LOW - MOD	POPULATION	LOW - MOD	POP		
CHESTER	652	602	98.5 %	2.54	261	177	66 %	437	66 %	126	66 %	10 %		
HUNTINGTON	687	1135	78.4 %	2.76	411	300	73 %	772	66 %	170	66 %	15 %		
RUSSELL	799	1275	62.6 %	2.83	435	274	63 %	616	64 %	191	64 %	15 %		
TOTAL	2318	3072	75.4 %	2.74	1107	751	66 %	2025	66 %	487	66 %	16 %		

Appendix C:

1992 Business Survey Results

BUSINESS PROPERTY SURVEY

1. Name: 15 responses
2. Address: _____
3. Owner (if known): _____
4. Type of Usage (comm., ind., office or mixed): 12 comm, 3 office
5. Tenants Names: _____
6. Number Years at Location: 8.7 years
7. Number of Employees: 47 totoal
8. Principal Product: _____
9. Expansion Plans:
(next two years): _____
(next five years): _____
10. Type of Structure (i.e., store front, mill building): _____
11. Condition of Structure (check one for each category):

	Poor	Good	Excellent
Windows	<u>3</u>	<u>7</u>	<u>5</u>
Doors:	<u>3</u>	<u>7</u>	<u>5</u>
Roof:	<u>2</u>	<u>7</u>	<u>5</u>
Exterior Finish:	<u>2</u>	<u>9</u>	<u>4</u>
Foundation:	<u>3</u>	<u>8</u>	<u>4</u>
Electrical:	<u>2</u>	<u>7</u>	<u>6</u>
Plumbing:	<u>3</u>	<u>6</u>	<u>6</u>
Heating:	<u>4</u>	<u>5</u>	<u>6</u>
Interior Floors/Walls:	<u>4</u>	<u>6</u>	<u>5</u>
Insulation:	<u>4</u>	<u>5</u>	<u>6</u>
Other:	<u> </u>	<u> </u>	<u> </u>

12. If available, would you apply for a low interest loan for improvements to your property? Yes 11 No 4
13. If available, would you contribute one-half th cost of improvements to your property? Yes 12 No 2
14. If available, would you apply for a grant for improvements to your property? Yes 13 No 2
15. Other Comments: _____

BUSINESS PROPERTY SURVEY

1. Name: 5 responses
2. Address: _____
3. Owner (if known): _____
4. Type of Usage (comm., ind., office or mixed): 3 comm; 2 mixed
5. Tenants Names: _____
6. Number Years at Location: 8.0 years avg
7. Number of Employees: 12 total
8. Principal Product: _____
9. Expansion Plans:
(next two years): _____
(next five years): _____
10. Type of Structure (i.e., store front, mill building): _____
11. Condition of Structure (check one for each category):

	Poor	Good	Excellent
Windows	<u>1</u>	<u>4</u>	<u> </u>
Doors:	<u> </u>	<u>4</u>	<u>1</u>
Roof:	<u>1</u>	<u>3</u>	<u>1</u>
Exterior Finish:	<u> </u>	<u>4</u>	<u>1</u>
Foundation:	<u> </u>	<u>4</u>	<u>1</u>
Electrical:	<u>1</u>	<u>3</u>	<u>1</u>
Plumbing:	<u>1</u>	<u>4</u>	<u>1</u>
Heating:	<u> </u>	<u>3</u>	<u> </u>
Interior Floors/Walls:	<u>1</u>	<u>4</u>	<u> </u>
Insulation:	<u>1</u>	<u>4</u>	<u> </u>
Other:	<u> </u>	<u> </u>	<u> </u>

12. If available, would you apply for a low interest loan for improvements to your property? Yes 3 No 1
13. If available, would you contribute one-half th cost of improvements to your property? Yes 3 No 1
14. If available, would you apply for a grant for improvements to your property? Yes 4 No 1
15. Other Comments: _____

BUSINESS PROPERTY SURVEY

1. Name: 4 responses
2. Address: _____
3. Owner (if known): _____
4. Type of Usage (comm., ind., office or mixed): 3 comm, 1 mixed
5. Tenants Names: _____
6. Number Years at Location: 3, 1, 9, ?
7. Number of Employees: 2, 1, 3, 3
8. Principal Product: _____
9. Expansion Plans:
(next two years): _____
(next five years): _____
10. Type of Structure (i.e., store front, mill building): _____
11. Condition of Structure (check one for each category):

	Poor	Good	Excellent
Windows	<u> </u>	<u>3</u>	<u>1</u>
Doors:	<u> </u>	<u>3</u>	<u>1</u>
Roof:	<u> </u>	<u>2</u>	<u>2</u>
Exterior Finish:	<u> </u>	<u>2</u>	<u>2</u>
Foundation:	<u> </u>	<u>3</u>	<u>1</u>
Electrical:	<u> </u>	<u>3</u>	<u>1</u>
Plumbing:	<u> </u>	<u>3</u>	<u>1</u>
Heating:	<u> </u>	<u>3</u>	<u>1</u>
Interior Floors/Walls:	<u> </u>	<u>3</u>	<u>1</u>
Insulation:	<u>1</u>	<u>2</u>	<u>1</u>
Other:	<u> </u>	<u> </u>	<u> </u>

12. If available, would you apply for a low interest loan for improvements to your property? Yes 3 No 2
13. If available, would you contribute one-half th cost of improvements to your property? Yes No 3
14. If available, would you apply for a grant for improvements to your property? Yes 3 No 1
15. Other Comments: _____

BUSINESS AND MERCHANTS SURVEY

Date _____

Name of Business: 15 responses

Address: _____

Tel. #: _____ Name of Person Interviewed: _____

Position: _____

Type of Business (office, restaurant, apparel, etc.) _____

1. Form (franchise, chain, partnership, single owner) _____

2. Length of time in this location 8.8 average3. Was business in a previous location? Yes 9 No 6
If yes, where? _____4. Total number of employees 53; Full time 17 Part time 11

5. Operating days and hours _____

6. Busiest day of the week _____

7. Busiest time that day _____8. Building owned by merchant? Yes 9 No 5
If yes, terms _____9. How was business financed at start? Cash: Yes 7 No 7
Loan: Yes 12 No 1
If loan, what type _____

10. Type of merchandise sold/services rendered _____

11. Price range of merchandise sold: \$ _____ to \$ _____

12. From how far away do the majority of your customers travel to come to your business? (Be as specific as possible in terms of distance from business district.) _____

13. Please describe the type of customers that make up the majority of your trade (sex, age, race, income level, profession, etc.) _____

14. Is your clientele different now than it was five years ago? Yes 4 No 10
If yes, how? _____15. What are the names and locations of the businesses that are your major competitors? _____

16. Have your sales gone up, down or remained the same during this calendar year?

Up: Yes 6 By 1 No 8Down: Yes 5 By 1 No 8Same: Yes 3

What do you think is the reason for the change? _____

17. Have your sales gone up, down or remained the same over the past five years?

Up: Yes 6 By 1 No 7Down: Yes 4 By 1 No 5Same: Yes 2

What do you think is the reason for the change? _____

18. What is the average number of people who come into your store each day? 55.619. What is the average number of people who make purchases in your store each day? 45.320. What is the average dollar amount spent by your customers per purchase? \$40.27

21. Gross leaseable space used by business: 24,960 total square feet.
22. Current rent per square foot: \$.98 avg.
23. Please tell me the exact number of your employees who park:
- on the street 0
 - in a private lot that you own or rent but which is not used for customers: 0
 - in a customer lot 11
 - other (specify) 3
24. I'm going to read you a list of things about the Downtown. Please tell me if in general you think they are good, fair or poor.

	Good	Fair	Poor	Don't Know
a. quality of eating places	<u>2</u>	<u>8</u>	<u>3</u>	<u>0</u>
b. cleanliness of streets and sidewalks	<u>1</u>	<u>5</u>	<u>7</u>	<u>0</u>
c. good public transportation access	<u>0</u>	<u>4</u>	<u>8</u>	<u>1</u>
d. convenience of parking	<u>0</u>	<u>8</u>	<u>4</u>	<u>0</u>
e. friendliness of sales people	<u>8</u>	<u>2</u>	<u>1</u>	<u>0</u>
f. safety during the day	<u>5</u>	<u>5</u>	<u>2</u>	<u>0</u>
g. safety during the evening	<u>4</u>	<u>4</u>	<u>3</u>	<u>0</u>
h. variety of goods sold	<u>2</u>	<u>4</u>	<u>6</u>	<u>1</u>
i. cost of goods sold	<u>3</u>	<u>7</u>	<u>2</u>	<u>1</u>
j. quality of goods sold	<u>1</u>	<u>7</u>	<u>2</u>	<u>1</u>
k. smoothness of traffic	<u>4</u>	<u>4</u>	<u>4</u>	<u>0</u>
l. special sales or events	<u>1</u>	<u>3</u>	<u>6</u>	<u>1</u>
m. the look of store exteriors	<u>1</u>	<u>3</u>	<u>7</u>	<u>0</u>
n. the look of store interiors	<u>1</u>	<u>3</u>	<u>8</u>	<u>0</u>

25. How do you currently promote your store and attract customers?
- newspaper advertisements 10
 - radio advertisements 3
 - television advertisements 1
 - group promotions 3
 - window displays 5
 - word-of-mouth 12
 - other (specify) _____
26. Of this list, which is the one most important way that you promote your store and attract customers? AOROCODOFIF6
27. How do most of your customers do business with you?
- In person 14 By phone 4 By mail 1
- Other (specify) _____
28. If you had the opportunity to move out of the Downtown, would you?
- Yes 0 No 11
- Why? _____
29. Would you be willing to invest in the improvement of the Downtown?
- Yes 4 No 6 Maybe 3
30. What kind of new businesses would you like to see in the Downtown?
- _____
31. What kinds of improvements would you like to see to sidewalks, streets, lighting, etc? _____
32. What other kinds of improvements would you like to see in the Downtown?
- _____
33. Please describe to me the special needs you have or assistance you would like in order to improve your business.
- _____

DOWNTOWN MARKET ANALYSIS - 1992

BUSINESS AND MERCHANTS SURVEY

Date _____

Name of Business: 5 response

Address: _____

Tel. #: _____ Name of Person Interviewed: _____

Position: _____

Type of Business (office, restaurant, apparel, etc.) _____

1. Form (franchise, chain, partnership, single owner) _____

2. Length of time in this location 6.75 yrs avg.3. Was business in a previous location? Yes 1 No 5
If yes, where? _____4. Total number of employees 16; Full time 2 Part time 12

5. Operating days and hours _____

6. Busiest day of the week _____

7. Busiest time that day _____8. Building owned by merchant? Yes 5 No 1
If yes, terms _____9. How was business financed at start? Cash: Yes 2 No 3
Loan: Yes 5 No 1
If loan, what type _____

10. Type of merchandise sold/services rendered _____

11. Price range of merchandise sold: \$ _____ to \$ _____

12. From how far away do the majority of your customers travel to come to your business? (Be as specific as possible in terms of distance from business district.) _____

13. Please describe the type of customers that make up the majority of your trade (sex, age, race, income level, profession, etc.) _____

14. Is your clientele different now than it was five years ago? Yes 1 No 4
If yes, how? _____15. What are the names and locations of the businesses that are your major competitors? _____16. Have your sales gone up, down or remained the same during this calendar year?
Up: Yes 1 By % No 3
Down: Yes 1 By % No 0
Same: Yes 0
What do you think is the reason for the change? _____17. Have your sales gone up, down or remained the same over the past five years?
Up: Yes 1 By % No 1
Down: Yes 1 By % No 0
Same: Yes 0
What do you think is the reason for the change? _____18. What is the average number of people who come into your store each day? 38 avg.19. What is the average number of people who make purchases in your store each day? 36 avg.20. What is the average dollar amount spent by your customers per purchase? \$17.50 avg.

21. Gross leaseable space used by business: 21 total square feet.

22. Current rent per square foot: \$ _____

23. Please tell me the exact number of your employees who park:

a. on the street 0

b. in a private lot that you own or rent but which is not used for customers: 0

totals c. in a customer lot 11

d. other (specify) 0

24. I'm going to read you a list of things about the Downtown. Please tell me if in general you think they are good, fair or poor.

	Good	Fair	Poor	Don't Know
a. quality of eating places	<u>0</u>	<u>2</u>	<u>2</u>	<u>1</u>
b. cleanliness of streets and sidewalks	<u>2</u>	<u>1</u>	<u>2</u>	<u>0</u>
c. good public transportation access	<u>0</u>	<u>0</u>	<u>5</u>	<u>0</u>
d. convenience of parking	<u>0</u>	<u>2</u>	<u>3</u>	<u>0</u>
e. friendliness of sales people	<u>3</u>	<u>2</u>	<u>0</u>	<u>0</u>
f. safety during the day	<u>3</u>	<u>2</u>	<u>0</u>	<u>0</u>
g. safety during the evening	<u>1</u>	<u>1</u>	<u>3</u>	<u>0</u>
h. variety of goods sold	<u>0</u>	<u>4</u>	<u>1</u>	<u>0</u>
i. cost of goods sold	<u>1</u>	<u>2</u>	<u>2</u>	<u>0</u>
j. quality of goods sold	<u>1</u>	<u>3</u>	<u>0</u>	<u>0</u>
k. smoothness of traffic	<u>2</u>	<u>1</u>	<u>2</u>	<u>0</u>
l. special sales or events	<u>0</u>	<u>5</u>	<u>0</u>	<u>0</u>
m. the look of store exteriors	<u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>
n. the look of store interiors	<u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>

25. How do you currently promote your store and attract customers?

a. newspaper advertisements 2

b. radio advertisements 0

c. television advertisements 0

d. group promotions 0

e. window displays 1

f. word-of-mouth 6

g. other (specify) _____

26. Of this list, which is the one most important way that you promote your store and attract customers? AOBODOEQF5

27. How do most of your customers do business with you?

In person 6 By phone 2 By mail 0

Other (specify) _____

28. If you had the opportunity to move out of the Downtown, would you?

Yes 2 No 4

Why? _____

29. Would you be willing to invest in the improvement of the Downtown?

Yes 1 No 2 Maybe 2

30. What kind of new businesses would you like to see in the Downtown?

31. What kinds of improvements would you like to see to sidewalks, streets, lighting, etc? _____

32. What other kinds of improvements would you like to see in the Downtown?

33. Please describe to me the special needs you have or assistance you would like in order to improve your business.

Surveyor's Name _____

DOWNTOWN MARKET ANALYSIS - 1992

BUSINESS AND MERCHANTS SURVEY

Date _____

Name of Business: 4 responses

Address: _____

Tel. #: _____ Name of Person Interviewed: _____

Position: _____

Type of Business (office, restaurant, apparel, etc.) _____

1. Form (franchise, chain, partnership, single owner) _____

2. Length of time in this location 3.7 years avg.3. Was business in a previous location? Yes 1 No 3
If yes, where? _____4. Total number of employees 10; Full time 7 Part time 3

5. Operating days and hours _____

6. Busiest day of the week _____

7. Busiest time that day _____8. Building owned by merchant? Yes 3 No 0
If yes, terms _____9. How was business financed at start? Cash: Yes 1 No 1
Loan: Yes 1 No 1
If loan, what type _____

10. Type of merchandise sold/services rendered _____

11. Price range of merchandise sold: \$ _____ to \$ _____

12. From how far away do the majority of your customers travel to come to your business? (Be as specific as possible in terms of distance from business district.) _____

13. Please describe the type of customers that make up the majority of your trade (sex, age, race, income level, profession, etc.) _____

14. Is your clientele different now than it was five years ago? Yes 1 No 1
If yes, how? _____15. What are the names and locations of the businesses that are your major competitors? _____16. Have your sales gone up, down or remained the same during this calendar year?
Up: Yes 1 By 1 No 2
Down: Yes 2 By 1 No 0
Same: Yes 0
What do you think is the reason for the change? _____17. Have your sales gone up, down or remained the same over the past five years?
Up: Yes 1 By 1 No 1
Down: Yes 1 By 1 No 0
Same: Yes 0
What do you think is the reason for the change? _____18. What is the average number of people who come into your store each day? 32.019. What is the average number of people who make purchases in your store each day? 8.2520. What is the average dollar amount spent by your customers per purchase? \$ 7.00

21. Gross leaseable space used by business: 0 square feet.
22. Current rent per square foot: \$ 0
23. Please tell me the exact number of your employees who park:
- on the street 0
 - in a private lot that you own or rent but which is not used for customers: 0
 - in a customer lot 5
 - other (specify) 0

24. I'm going to read you a list of things about the Downtown. Please tell me if in general you think they are good, fair or poor.

	Good	Fair	Poor	Don't Know
a. quality of eating places	<u>3</u>	<u>1</u>	<u>0</u>	<u>0</u>
b. cleanliness of streets and sidewalks	<u>3</u>	<u>1</u>	<u>0</u>	<u>0</u>
c. good public transportation access	<u>0</u>	<u>1</u>	<u>2</u>	<u>1</u>
d. convenience of parking	<u>2</u>	<u>2</u>	<u>0</u>	<u>0</u>
e. friendliness of sales people	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>
f. safety during the day	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>
g. safety during the evening	<u>4</u>	<u>0</u>	<u>1</u>	<u>0</u>
h. variety of goods sold	<u>0</u>	<u>2</u>	<u>2</u>	<u>0</u>
i. cost of goods sold	<u>1</u>	<u>1</u>	<u>2</u>	<u>0</u>
j. quality of goods sold	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>
k. smoothness of traffic	<u>3</u>	<u>1</u>	<u>2</u>	<u>0</u>
l. special sales or events	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>
m. the look of store exteriors	<u>3</u>	<u>1</u>	<u>0</u>	<u>0</u>
n. the look of store interiors	<u>3</u>	<u>1</u>	<u>0</u>	<u>0</u>

25. How do you currently promote your store and attract customers?
- newspaper advertisements
 - radio advertisements
 - television advertisements
 - group promotions
 - window displays
 - word-of-mouth
 - other (specify)
26. Of this list, which is the one most important way that you promote your store and attract customers? A1BOCODOE0F2
27. How do most of your customers do business with you?
- In person 4 By phone 0 By mail 0
- Other (specify)
28. If you had the opportunity to move out of the Downtown, would you?
- Yes 2 No 1
- Why?
29. Would you be willing to invest in the improvement of the Downtown?
- Yes 0 No 1 Maybe 2
30. What kind of new businesses would you like to see in the Downtown?
-
-
31. What kinds of improvements would you like to see to sidewalks, streets, lighting, etc?
-
-
32. What other kinds of improvements would you like to see in the Downtown?
-
-
-
33. Please describe to me the special needs you have or assistance you would like in order to improve your business.
-
-
-

Town of Pleasanton

General Plan

2015-2020

Appendix D:

Town Letters of Support

[The following text is extremely faint and largely illegible. It appears to be a collection of letters or statements of support from various town residents or organizations, organized into a list or table format. The text is too blurry to transcribe accurately.]

Town of Huntington

P.O. Box 430, Park Street, Huntington, MA 01050
(413) 667-3324

August 3, 1992

Secretary Mary L. Padula
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

Dear Secretary Padula,

We, the Huntington Board of Selectmen, are writing this letter of support for the so-called Jacob's Ladder Economic Development Plan submitted to your office for approval. The timing of this round of grant applications ties in perfectly with ongoing efforts by town government and the business community to encourage tourism to our area of the Commonwealth. We are enthusiastic not only on behalf of Huntington, but also for other towns along the Route 20 corridor. Huntington is fortunate to have been selected as the host community for the American Canoe Association 1993 Whitewater Open Canoe Downriver Nationals to be held April 16, 17, and 18, 1993. Enclosed is a brochure advertising this event.

Recently the Majercik family acquired the former, "Inn at Huntington". This historic building had been closed to the public for several years, but has now been reopened as the Huntington General Store. The Majerciks are well-known in Western Massachusetts as the operators of the Williamsburg General Store and the North Adams General Store. The Williamsburg General Store has revitalized the Route 9 (West) corridor through Williamsburg and other area towns. The success of this store has created an environment whereby other small businesses can operate successfully. These businesses benefit directly from the clientele visiting the Williamsburg General Store. In North Adams, the North Adams General Store serves as the anchor store for the Heritage State Park. It is unlikely this state park would be in existence today had the North Adams General Store not served as the catalyst for economic development for this historic site. We are hopeful the Majerciks' history for successful business ventures will help revitalize the Huntington economy.

McKusker's Market in Shelburne Falls serves as another example of the impact one successful business venture can have in stimulating a local economy. The Hampshire Community Development Corporation (HCDC) has made a commitment to Huntington in their attempt to purchase and renovate the Heath Block in our town. They plan to make improvements to the vacant store fronts and apartment units within this complex. Our downtown business district has been depressed for several years; the Heath Block is presently an eyesore to passing motorists, as well as local residents. This

neighborhood has also become an area which is avoided due to large numbers of congregating young adults. HCDC's funding for this investment is in jeopardy! Without this grant money to purchase the real estate, it is likely that HCDC would have to abandon this project. The impact this lost opportunity would have for the economic development of our business district cannot be understated. Potential tenants for these abandoned offices have indicated interest in relocating into these buildings. The seriousness of the situation must be stressed, if Huntington's business climate is to be rejuvenated. We've been given this opportunity to remove a blight upon the neighborhood, create jobs and tax revenues, and encourage entrepreneurs to locate their business ventures in our town. We have the event to bring people into town in the form of the canoe races. The expected 10,000 tourists will require goods and services, thereby creating the market for investment. What we lack is the funding to nurture our dreams and encourage people to seize this unique opportunity.

A public hearing was held July 29, to discuss this grant with local residents. The meeting was well attended and the atmosphere positive. This grant represents a wonderful opportunity to stimulate our economy and encourage tourism. the need is genuine and the people are enthusiastic. The long-range benefits to our town and neighboring communities could be dramatic. We are hopeful this letter adequately dramatizes how supportive we are regarding this grant proposal. We appreciate the opportunity to compete for this funding and would like to thank you in advance for considering our grant application.

Sincerely yours,

HUNTINGTON SELECTBOARD

Steve Swiss

Meriam Watkins

George Wall-

Enc.



TOWN OF
CHESTER, MASSACHUSETTS

01011

Office of
BOARD OF SELECTMEN

August 6, 1992

Secretary Mary Padula
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02022

Dear Secretary Padula:

On behalf of the Chester Board of Selectmen, I am writing to you in support of the Jacob's Ladder Trail Economic Development Plan, a Ready Resource Fund Application. This grant would provide the Town of Chester with funds to encourage the development of the tourism trade in our town. During the 1980's the Town of Chester, lost its major employer, Bay State Abrasives. The Town has never recovered from the lost of 160 jobs. Today Chester still experiences a very high rate of unemployment. In April of this year the unemployment rate in Chester was 18.6%. This rate is nearly 120% higher than the unemployment rate of 8.3% for the Commonwealth in the same month. In the past few years since the mill closing, many of our local businesses closed and our downtown has never recovered. The merchants who have remained are struggling to stay open. The impact on the Town's finances have been enormous, and as a result we have to make deep cuts in basic services and have difficulty every year in coming up our part of the regional school budget.

However there have been some recent developments in our area which could create new jobs. Three years ago THE miniature THEATRE OF CHESTER was established. This a professional theater company. Each year the theater company has expanded its season, bringing more visitors or potential customers, as area merchants view them, to our town. In addition, the Westfield River will be the site of the National Canoe Races in April of 1993. This race will also bring an estimated 20,000 visitors to our area. Due to the decline of our downtown in recent years many area merchants do not have the funds to fix up their businesses to attract these tourists. The Jacob's Ladder Trail Economic Development Plan would create a Facade Easement Program and Commercial Loan Program to assist Chester business owners. The grant would also create a regional "downtown partnership" to work on economic planning and promotion of the Jacob's Ladder Trail. The grant would provide funding to help the Westfield River Canoe Club to promote the races. I am told that if the area presents itself well next April, it is likely the National Canoe Race will come to our area every three to five years. The last part of the Jacob's Ladder Trail Economic Development Plan is to provide a grant to Hilltown Community Development Corporation with a grant to purchase three historic buildings in the Town of Huntington. The rehabilitation of these buildings will contribute greatly to the improved appearance of Jacob's Ladder Trail.

The development of the theater and siting of the National Canoe Races on the Westfield River provides our Town with the opportunity to revitalize our local economic. I hope that you agree with Chester Board of Selectmen and favorable review this grant application.

Sincerely,

Marie L. Morrissey
Marie Morrissey
Chairman, Board of Selectmen



Town of Russell

Town Hall, Main Street
Russell, Massachusetts 01071

(413) 862-3265

Board of Selectmen

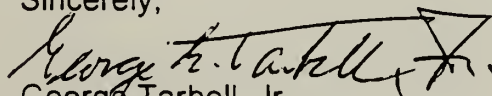
August 5, 1992

Secretary Mary L. Padula
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02022

Madam:

We would like your favorable consideration of the Jacob's Ladder Trail Ready Resource Application for \$500,000. This grant would help the Town with economic development activities. The Town is very please that the National Canoe Races will be held on the Westfield River. It is estimated that over 20,000 people will be in our Town next April. However we are very concerned that the race be organized properly so it will serve as an economic boost for our local businesses. This grant application will provide the Westfield River Canoe Club with technical assistance to organize and promote the race. The Jacob's Ladder Trail Economic Development Plan will also coordinate area businesses with the race organizers so that businesses can take full advantage of all the opportunities offered by event of this size. It will also help businesses prepare for the race by offering a facade easement program and a commercial loan program. Many of our businesses need help to get ready for the races because of the on-going recession. The grant will also establish a regional business association. We feel that this is critical to promoting the entire area. Therefore we ask for you assistance and support of this application.

Sincerely,


George Tarbell, Jr.
Chairman

Town of Middlefield

Middlefield, Massachusetts 01243

OFFICE OF SELECTMEN

August 5, 1992

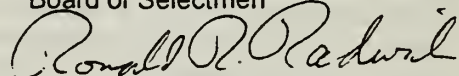
Paula Padula, Sec.
Executive Office of Communities & Development
100 Cambridge Street
Boston, MA 02202

Dear Secretary Padula:

The Town of Middlefield would like to express its support for the Jacob's Ladder Trail Economic Development Plan. Although Middlefield is not located on Jacob's Ladder Trail, many of our businesses could benefit from the development of the tourism industry in this area. Our Town is home to some of area's few bed and breakfast facilities. The parts of the application which most interest Middlefield are the development of regional business association, the promotion and media campaign for the National Canoe Race and area businesses, and the commercial loan program. Any help to improve the economy of our small town will be gratefully appreciated.

Sincerely,

TOWN OF MIDDLEFIELD
Board of Selectmen


Ronald Radwicz, Chairman

Town of Huntington

*P.O. Box 430, Park Street, Huntington, MA 01050
(413) 667-3324*

July 27, 1992

Mary L. Padula, Secretary
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

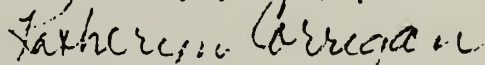
Dear Ms. Padula:

The Finance Committee of Huntington wishes to express its strong support in the efforts to acquire and rehabilitate three key brick buildings on Main Street. We have seen the slow deterioration of the downtown area as first one, then another of the businesses formerly occupying these buildings have either re-located or dissolved. Overcoming economic decline in rural areas such as ours is not an easy task, but we believe that this proposal has merit and that it will not go forward without community support.

We look forward to working with the Hilltown CDC as it continues its efforts to re-build a business base in our town.

Thank you for giving consideration to this project.

Cordially yours, :



Katheryn Corrigan, Chair
Huntington Finance Committee

Appendix E:

Financial Letters of Support

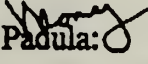
08-10-1992 01:27PM FROM HILLTOWN CDC 413 296 4020 TO 1702155-1 FILE

**LAND
BANK**

The Massachusetts Government Land Bank
One Court Street, Suite 200 Boston, Massachusetts 02108 (617) 727-8257. FAX (617) 727-8741

August 6, 1992

Mary I. Padula
Secretary
Executive Office of Communities & Development
100 Cambridge Street
Boston, MA 02202

Dear Secretary Padula: 

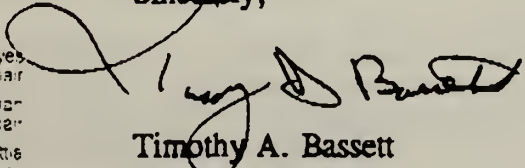
I am writing to you on behalf of the "Huntington Main Street" project, which is being developed by the Hilltown Community Development Corporation (HCDC). This organization has been working for over two years to acquire three Main Street buildings in Huntington, which include four store fronts, five subsidized apartments, and one market rate apartment. HCDC plans to rehabilitate these historic buildings, improve the housing situation, and attract new businesses to enhance the town center. To support this project, the HCDC is seeking a grant funding from EOCD in the form of a "Ready Resource Fund" application, which will be submitted to you the week of August 10, 1992.

The Massachusetts Government Land Bank (MGLB) wholeheartedly supports this project and has previously committed monies to the feasibility stage. We believe that this redevelopment of the business district in Huntington will act as an important catalyst for further revitalization of this rural area. The MGLB, pending successful application process and approval of its Board of Directors, will consider providing permanent financing for this project.

I hope that you will give this worthy endeavor your close attention.

Please call me if I can provide further information or assistance.

Sincerely,


Timothy A. Bassett
Executive Director

cc: Robert A. Baker
Joan McCallion

Langley C. Keyes
Chair

Susan Y. Friedman
Vice Chair

Brenda Attie
Secretary

Paul A. Archibald

F. Tenney Lantz

Louis S. Moore

Richard W. Reynolds

Peter Nessen

ex officio

Mary I. Padula

ex officio

Timothy A. Bassett
Executive Director



National Trust for Historic Preservation

August 5, 1992

Ms. Mary L. Padula
Secretary
Executive Office of
Communities and Development
100 Cambridge Street
Boston, MA 02202

Dear Ms. Padula:

Please be advised that the National Trust strongly supports Hilltown Community Development Corporation's application for financial assistance to help revitalize historic downtown Huntington, Massachusetts through the acquisition, rehabilitation and management of the historic Heath Block (1878), Eagan Block (1902) and Cross Block (1894) as six low/moderate-income apartments and 4,446 square feet of commercial space. The organization has also applied to the National Trust's Inner-City Ventures Fund (ICVF) for financial assistance.

This project has the distinction of being one of only 27 finalists from a pool of 84 ICVF applications received by the National Trust for historic rehabilitation projects which provide affordable housing, jobs and other economic benefits to low-income residents in 67 cities and towns throughout the nation. Based on their application and our subsequent site visit (and a meeting with Paul Regan and Carolyn Britt) in a highly competitive competition, I can assure you that the project has the solid support of the National Trust's ICVF staff. In fact, the project promises to be a national model for linking historic preservation and downtown revitalization with regional economic development, and we view your support as critical to its success.

ICVF awards will be made later this month. I urge you to give Hilltown Community Development Corporation's application every consideration. Please do not hesitate to call me at (202) 673-4278 if you have any questions.

Sincerely,

Jennifer L. Blake
Assistant Director
Financial Services

cc: Peggy DeVries



HILLTOWN COMMUNITY DEVELOPMENT CORPORATION

P.O. BOX 17 • CHESTERFIELD, MA 01012 • (413)296-4536

July 29 1992

Natalie Bozarth, Senior Planner
Pioneer Valley Planning Commission
26 Central Street
West Springfield, Massachusetts 01089

Dear Natalie:

I am delighted to be able to respond positively to your inquiry as to the availability of the Hilltown Enterprise Fund as a resource to businesses in the southern hilltowns of Chester, Huntington and Middlefield. (As you know, Russell is not within the CDC's target area.) YES, we do have a very active small business loan program which could readily complement the activities you are proposing in your "Jacob's Ladder Trail" Ready Resource Fund application.

Last year the Hilltown CDC successfully raised over \$100,000 entirely from community lenders and contributors to increase the Enterprise Fund's capital. People with ties to the southern hilltowns were among the most active supporters of the CDC's efforts to increase opportunities for new and expanding businesses in the hilltowns. Their help was no doubt a response to the obvious economic needs of this area.

Due to the expansion of the Fund, the Hilltown CDC is now able to make business loans up to \$10,000 for up to a five year term. A very important feature of the Fund is that loans can be used for any reasonable business purpose. I have enclosed a "Fact Sheet for Borrowers" that gives you more details.

As to other services, the Hilltown CDC can help businesses connect with conventional and quasi-public sources for larger loans. We offer business technical assistance up to our capacity to do so. (Last year, for example, we responded to 125 requests for information from local businesses.) Also annually we publish a hilltown business directory supported by paid advertising.

In closing, I would like to add that we are very pleased to see that a business association is forming to bring into focus ideas for economic growth in the southern hilltowns. Thanks for your efforts!

Best Wishes,

A handwritten signature in cursive script, appearing to read 'Peggy DeVries'.

Peggy DeVries
Executive Director



HILLTOWN ENTERPRISE FUND
FACT SHEET FOR BORROWERS

The Enterprise Fund is a revolving, small-business loan fund established with loans and contributions from members of the community. The purpose of the Fund is to provide financing opportunities Hilltown entrepreneurs, particularly those with limited resources. Goals of the fund include improvement of self-employment income levels, job creation and increased services for Hilltown residents.

WHO MAY APPLY: Any self-employed individual who operates a business in one of the following ten towns may apply for an Enterprise Fund loan (start-up businesses are also eligible): Chester, Chesterfield, Cummington, Goshen, Huntington, Middlefield, Plainfield, Westhampton, Williamsburg, Worthington.

ELIGIBLE USES OF FUNDS: An Enterprise Fund loan may be used for any reasonable business purpose. Examples include advertising, marketing, trade show fees, small equipment purchases and consulting services. Enterprise Fund loans have also been used to leverage bank financing for larger projects.

APPLICATION CRITERIA: Loan applications are reviewed by the HCDC's Loan Committee with the following considerations:

- Need for HCDC loan over other methods of financing
- Feasibility of proposed project/use
- Business plan which demonstrates a reasonable potential for success, including market for product/service, and realistic financial projections
- Business history (for existing businesses)
- Expertise and skills of business owner(s)
- Ability of the business to repay the loan
- Credit history of business owner(s)
- Benefit to the Hilltowns

All applications are subject to the availability of funds. A loan may be approved for an amount and term less than requested.

TERMS AND CONDITIONS:

- Up to \$10,000 loan
- Up to 5 years term
- Repayment schedule designed to meet needs of borrower
- Fixed interest rate, generally 12%
- Loans secured with appropriate collateral

As a condition for receiving a loan, a borrower may be asked to work with the HCDC Business Program Manager or another professional to strengthen a business plan, monitor projections, etc. All borrowers will be required to submit status reports during the loan period to help the HCDC in its program evaluations. The format and number of such reports will be agreed upon before the loan is made.

HOW TO APPLY: Call or write the HCDC for an application and further information on this or other Hilltown Business Support Programs.

Appendix F:
Commercial Property Development
Project Financials



**Attachment A
Budget**

BUDGET SUMMARY

<u>Cost Category Description</u>	<u>Applicant Share</u>		<u>ICVF Share</u>		<u>Total</u>
Administration	8,000	+	XXXXXXXXXX	=	8,000
Legal/Accounting	10,000	+	XXXXXXXXXX	=	10,000
Architectural	20,000	+		=	20,000
Acquisition	225,000	+	0	=	225,000
Rehabilitation	365,000	+	75,000	=	440,000
Borrowing Costs	10,000	+	XXXXXXXXXX	=	10,000
Other (soft)	69,000	+	XXXXXXXXXX	=	69,000
Operating Reserve	35,000				35,000
Total Project Expenses:	742,000	+	75,000	=	817,000

<u>Source of Funds</u>	<u>Amount</u>	<u>Status of Funds*</u>
Inner-City Ventures Fund Loan	50,000	A
Inner-City Ventures Fund Grant	25,000	A
Community Development Block Grant	240,000	S
Federal Grants (MSCP-Hsg. Rehab.)	50,000	S
State Grants ()		
Bank Loan/Mortgages (MGLB/EDSA)	212,000*	S
Corp./Fndn. Grants (FHLB)	225,000	S
Investor Equity		
Applicant Contribution	15,000	
Other ()		
Total Projected Funds:	817,000	

*Indicate whether funds have been committed, applied for, or are a suggested source. Also, specify terms.

DETAILED DEVELOPMENT BUDGET

<u>Detailed Cost Category Description</u>	<u>Amount</u>
Hard Costs:	
Acquisition	225,000
Rehabilitation (incl. \$ 10% contingency)	440,000
Other Hard Costs ()	
Soft Costs:	
Architectural/Engineering	20,000
Construction Supervision	15,000
Legal/Accounting Fees	10,000
Appraisal	2,000
Consultants (Development Consultant)	15,000
Developer's Fees	20,000
Building Permits	1,000
Other Permits and Fees ()	10,000
Property Insurance and Real Estate Taxes	2,000
Construction Period Interest	9,000
Holding Costs	1,000
Marketing	1,000
Administration	8,000
Other Soft Costs (21E)	3,000
Operating Reserve	35,000
Total Development Costs:	817,000

*Includes CEDAC Loan Repayment

Attachment B
Projected Annual Income and Expenses

Please attach a list of assumptions on which this pro forma is based.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
INCOME							
Residential Rents	34,056	34,056	34,056	34,056	34,056	34,056	34,056
Commercial Rents		17,784	18,140	18,502	18,873	19,250	19,635
Less Vacancy Rate (10%)	30,650	49,248	49,585	49,930	50,282	50,641	51,006
then 5%							
Miscellaneous Income							
TOTAL INCOME	30,650	49,248	49,585	49,930	50,282	50,641	51,006
EXPENSES (2% exc. prop. man.)							
Taxes and Insurance:							
Real Estate Taxes	4,000	4,080	4,162	4,245	4,330	4,416	4,505
Property Insurance	4,000	4,080	4,162	4,245	4,330	4,416	4,505
Other ()							
Administration:							
Property Management (8%)	2,588	2,795	3,019	3,260	3,521	3,802	4,106
Marketing	500	510	520	531	541	552	563
Other (legal/acctng)	1,700	1,734	1,769	1,805	1,840	1,877	1,914
Operation:							
Utilities	500	510	520	531	541	552	563
Water and Sewer	2,600	2,652	2,705	2,759	2,814	2,871	2,928
Rubbish Removal	1,000	1,020	1,040	1,061	1,082	1,104	1,126
Other ()	1,000	1,020	1,040	1,061	1,082	1,104	1,126
Maintenance:							
Janitorial	500	510	520	531	541	552	563
Repair and Upkeep	1,000	1,020	1,040	1,061	1,082	1,104	1,126
Pest Control	100	102	104	106	108	110	113
Other ()							
Reserves:							
Operational	1,000	1,020	1,040	1,061	1,082	1,104	1,126
Replacement	1,000	1,020	1,040	1,061	1,082	1,104	1,126
Other ()							
TOTAL EXPENSES	21,488	22,073	22,681	23,318	23,976	24,668	25,390
NET OPERATING INCOME (Income minus Expenses)	9,162	27,175	26,904	26,612	26,306	25,973	25,616
DEBT SERVICE (\$50,000 - 5 yrs ICVF Loan @ 6.5%) Other: MGCB/EDSA (\$212,000 - 30 yrs @ 5%)	11,739 13,656	11,739 13,656	11,739 13,656	11,739 13,656	11,739 13,656	- 13,656	- 13,656
TOTAL DEBT SERVICE	25,395	25,395	25,395	25,395	25,395	13,656	13,656
CASH FLOW (Net Operating Income minus Debt Service)	(16,233)	1,780	1,509	1,217	911	12,317	11,960

Appendix G:

General Letters of Support



HILLTOWN COMMUNITY DEVELOPMENT CORPORATION
P.O. BOX 17 • CHESTERFIELD, MA 01012 • (413) 296-4536

July 11, 1992

Natalie Bozarth, Senior Planner
Pioneer Valley Planning Commission
26 Central Street
West Springfield, MA 01089

Dear Natalie:

I have forwarded to you letters of interest from three potential tenants -- an optician, a restaurant entrepreneur and a lawyer -- for the commercial space in the revitalized Main Street Huntington. We are very pleased to have this early and serious interest in leasing the four store fronts when they become available.

We have had other inquiries, including: a general store, a beauty shop, a construction office, a party goods store, another restaurant, an accountant and a video production company. The first four businesses were "ready-to-go" and have already opened for business in Huntington, two on Main Street. The last three have yet to resolve their plans. Through HCDC's contacts we also anticipate the opening of a furniture restoration and reproduction business located just across the Bridge.

We believe the fact that eight businesses have demonstrated commitment to Huntington since HCDC has focused its interest in the Town's revitalization is remarkable. Although we have not done any outreach for businesses to-date, we are planning to do so. Our next step is to approach businesses we feel would contribute to a successful retail and professional office mix in the town center. Based on the expressed interest of residents, we would like to recruit: banking services (ATM), a drug store and/or a food co-op.

HCDC's proposed 4,446 square feet of available commercial space will be insufficient to accommodate the grand view of Huntington's business community. We are looking toward other available space in town and on the "Jacob's Ladder Trail" to create needed economic development opportunities. We see the area as really "coming alive."

If you have any questions, please do not hesitate calling me.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Peggy DeVries'.

Peggy DeVries
Executive Director

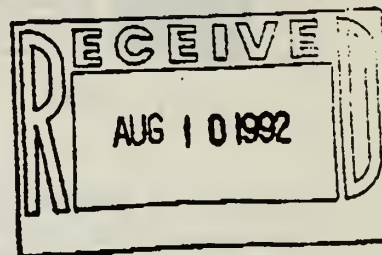
Member
CT. Bar

Member
MA. Bar

David G. Street

Attorney At Law

P.O. Box 489
Route 20 • Huntington, MA 01050
(413) 667-3055



August 3, 1992

Peggy DeVries
Executive Director
Hilltown Community Development Corp.
P.O. Box 17
Chesterfield, MA 01012

Dear Ms. DeVries:

As you are aware I recently established my law office at the Forest Hills Real Estate building in Huntington.

I presently operate my office on a part-time basis, while continuing my employment at a law firm in Springfield. As my practice grows, I expect to work full-time at my law office in Huntington.

I also would consider moving my practice to Main Street in Huntington. I cannot state when I would move to Main Street, as it depends upon how quickly my practice grows and the progress of redevelopment of Main Street. My understanding is that redevelopment is expected to occur over the next year. However, I am confident that Main Street, Huntington has the potential of being a very good location for a law office.

If you have any questions feel free to contact me at your convenience.

Sincerely,

A handwritten signature in dark ink, appearing to read "David G. Street", written over a horizontal line.

David G. Street

Robert W. Derby
943 Amostown Road
West Springfield, Massachusetts 01089

August 5, 1992

Hilltown Community Development
P.O. Box 17
Chesterfield, Massachusetts 01012

Attention: Peggy DeVries, Executive Director

Dear Ms. DeVries,

This letter is a follow-up to our previous conversation on the development of downtown Huntington. I do feel very positive about this project and of the positive impact it will have on the greater Huntington area.

Demographics will change and the population will increase over the years in the forceable future. School enrollment will increase, municipal services will have to be expanded - D.P.W., Police, Fire Department and Health.

This is where I believe a professional occupation like the one I am involved in can serve the community. As we discussed, I am already part-owner of an Optical business and have been working in the Optical profession since 1971.

I received my Massachusetts License in 1973. For five years, 1980 thru 1985, I worked for Kollmorgen in Northampton, Massachusetts - mostly in the Optical shop, otherwise my career has been entirely in the retail Optical business.

Over the past twenty years I have worked for several businesses in Springfield and the greater Springfield area.

The businesses that I have watched perform the best were businesses that were Market Driven - the business fills a need in the Market Place.

Page 2 - Robert W. Derby - August 5, 1992

Huntington and the Greater Huntington area is a Market that is not being served. This is a need not being satisfied. Businesses are not just in existence to profit, they also have to become part of the community. The retail businesses that profit the best are those that participate the most in bettering the community.

The businesses that are fortunate enough to be part of the revitalization of downtown Huntington should be of this nature.

This project should go on to completion. The region will go through changes- the changes should be positive making the region a better place to live.

Thank you very much.

Yours truly,

Robert W. Derby

Linda C. Hamlin
Mountain Laurel Designs
2 Laurel Road/P.O. Box 414
Huntington, MA 01050
August 5, 1992

Secretary Mary L. Padula
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

Dear Secretary Padula:

Due to my involvement in Mountain Laurel Designs, I was quite excited to hear about the Jacob's Ladder Economic Development Plan currently being considered for Huntington, Massachusetts. Small businesses are struggling and we certainly need any help we can get.

I was unable to attend the recent meeting held about this plan because I was working that evening but would like my name added in favor of this proposal.

Sincerely,

Linda C. Hamlin

Linda C. Hamlin

Secretary Mary A. Ladula
Executive Office of Immigration & Naturalization
60 Cambridge Street
Boston, Ma 02262

Dear Mrs Ladula

I support the Jacob's Ladder
Economic Development Plan.
It may not be anything for
myself personally, but I would
like to see others benefit. We
do especially need a bank
and drug store in town.

Very truly yours,
Lorraine Lorraine
Lorraine Lorraine
North 1st
Marlington, Ma 01950



MINIATURE THEATRE OF CHESTER
in the Berkshire Foothills on Route 20

Producer
Olwen O'Herlihy
Director
Vincent Dowling

Mailing Address
P.O. Box 487
Huntington
Massachusetts 01050
Telephone
(413) 667-8818

August 5, 1992

Secretary: Mary Padula
Executive Office of Community and Development
100 Cambridge Street
Boston MA.. 02201

Dear Secretary Padula,
RE: Jacob's Ladder Trail Economic Development Plan.

Sunday August 2, 1992 was the second birthday of the Miniature Theatre of Chester. A full house of local people, second home owners, and tourists were enthralled at the performance of Kim Hunter (Academy Award winning actress) in The Belle of Amherst in Chester's tiny Town Hall. Later that evening twelve of Chester's community including two selection, highschool, and college students, a tradesman, nurse, lawyer, an accountant and three theatre professionals represented Chester for six hours on PBS channel Five's membership drive. The day before Miniature Theatre provided live entertainment at The Boston Symphony Berkshire Alliance Salute to Senator Edward Kennedy in Tanglewood.

On July 31, 1992 The Berkshire Eagle's entertainment editor called us, "The Little Miracles- miniature Theatre." Enough. This is not called "a little" but about the kind of community spirit in this area that has made possible the establishment of a world-class, adult theatre in a village hall.

Tourism is the next step in the vision for the economic development of this beautiful area. The kind of tourism that will support existing businesses and create new, riskless new ones. Bed and breakfast facilities, old road trails and antique outlets, restaurants using our fresh local farm and forest produce, use of our beautiful forests, mountains, waters and vistas to encourage to create local jobs, while maintaining the old world, real rural life.

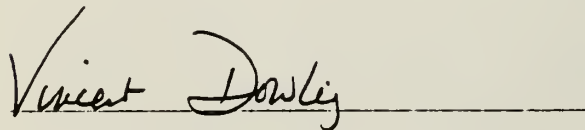
of the Southern Hilltowns. There is true unity for this concept. Chester, Huntington and Russell are perfectly placed between the academic intellectual worlds of Northampton, Holyoke, Amherst and Westfield. Also the Cultural Resources of the Berkshires and Route 20, known as Jacobs Ladder, a superb, breathtakingly beautiful line separating them. The people are willing and able to work together. The natural resources and the creative ideas are already fusing. The creation of a formal downtown partnership, the seed money that the Ready Resource Fund can provide for promotion, low-cost loans, and facade improvement.

With the interest Miniature Theatre had sparked and the opportunity provided by the upcoming National Canoe Races in 1993 for a major tourist influx makes this the opportune time to act decisively.

We trust you will help us to help ourselves through this Jacobs Ladder Trail Economic Development Plan.

Please feel free to contact me for further information if it is required.

Sincerely Yours,

A handwritten signature in cursive script that reads "Vincent Dowling". The signature is written in dark ink and is positioned above a horizontal line.

Dr. Vincent Dowling
Founding Director MTC,
Lifetime Associate Director
Miniature Theatre, Inc. Ltd.

EXECUTIVE OFFICE OF COMMUNITIES & DEVELOPMENT



William F. Weld, Governor
A. Paul Cellucci, Lt. Governor
Mary L. Padula, Secretary

June 10, 1992

Inner-Cities Venture Fund
National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, DC 20036

Dear Sirs and Madams:

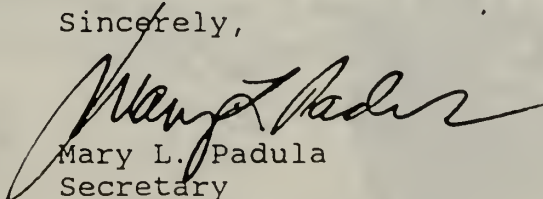
I am writing in strong support of the Hilltown Community Development Corporation's application for ~~\$150,000~~ in loans and grants for the project "Main Street at Huntington" in Huntington, MA. This funding is key in facilitating the rehabilitation of the historic downtown area.

Dating back to the railroad heydays of the late 1800's, downtown Huntington was a thriving commercial district. The 1980's heralded an exodus of businesses from the area, and left in their wake a strip of vacant, but historically significant, storefronts. The Hilltown CDC is undertaking to rehabilitate these storefronts before they become too decrepit.

Besides historical preservation, the "Main Street at Huntington" project will revitalize the commercial district and provide affordable housing, job development and small business assistance. The Hilltown CDC has signed a buy-sell agreement for four of the storefronts, and is already recruiting potential tenants. A total of three historic buildings and six housing units will be rehabilitated.

The Hilltown CDC plays a pivotal role in promoting the economic development of the many small towns it represents, and I urge you to look favorably upon its application. Thank you for your consideration.

Sincerely,


Mary L. Padula
Secretary

*revised
\$ 75,000*

HUNTINGTON COUNTRY STORE

Worthington Road (Route 112)

Huntington, MA 01050

July 26, 1992

RE: Main Street Huntington

Mary L. Padula, Secretary
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

Dear Secretary Padula,

I sincerely urge you to say "Yes" to the request of our Hilltown Community Development Corporation's application for Ready Resource Funds or other monies which may be available for the economic revitalization of downtown Huntington.

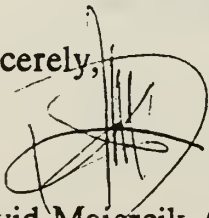
I believe that the proposed project has an excellent prospect for success. Huntington appears ready to accept and strongly support a renewed downtown business community. Further, people in neighboring communities seem to view Huntington as their local business center and will, I feel, frequent retail and service businesses which may be established.

I write this largely on the authority of having recently opened a country gift store at the former Huntington Inn, about one mile from Huntington center. (The Inn had been closed for two years when my wife and I bought it this past spring.) Response from the people of Huntington and from folks who live in nearby towns has been extraordinary. We've been open just three months and we're already exceeding our sales projections by more than half. This has allowed us to further develop the business and to hire additional staff. In fact, our weekly employee payroll exceeds \$1,300.00.

Most of our business is local but we're enjoying an increasing number of day-trip visitors, especially from the greater Springfield area. While summer tourism has been good, we expect an enormous amount of tourist traffic during the fall foliage season.

From our business experience and from very many comments from local people I feel that the right mix of downtown businesses will give Huntington the potential to become an exceptional tourist destination, as well as serve as a convenient retail and service center for the many thousands of people who live nearby. I look forward to working with the HCDC, with the town and with other businesses who want to make Huntington a more vital, exciting and prosperous community. Your support is of special importance to our efforts. Thank you very much for your consideration.

Sincerely,



David Majercik, Owner



Westfield River Canoe Club, Inc.

P.O. Box 117
Huntington, MA 01050

Secretary Mary Padula
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

Dear Ms Padula;

The Westfield River Canoe Club Inc. enthusiastically endorses the proposed Jacob's Ladder Trail Economic Development Plan as a much needed boost to the Southern Hilltown Business Community. As host to the oldest continually run whitewater canoe race in America, our club has found it increasingly difficult to keep up with rising costs of promoting an event of this size.

The Westfield River has also been chosen to host the 1993 Open Canoe National Championships on April 16th, 17th, and 18th. This event will draw many people from throughout the country for their first look at the Southern Hilltowns. Nationals weekend will follow our traditional race which will be on Saturday April 10, 1993. Last year's event drew 306 canoes in 8 novice and 14 expert classes. Over the 39 years of annual racing, estimated spectator turnout has ranged from 5,000 to 20,000. Racing entrants have grown to 250 to 300 boats per year on average over the past ten years. Local and regional media coverage is extensive. Fifteen to twenty newspapers and four to six television stations provide pre-race publication and race coverage.

The proposed sequence of racing events on subsequent weekends will enhance the levels of skill, enthusiasm and participation of canoeists, and spectators. Proximity of this site to large population centers of the Northeast and excellent media support can greatly boost the national exposure and popularity of the sport of canoeing in general and the Southern Hilltowns in particular.

Race Committee '93

**WESTFIELD RIVER
WILDWATER
Canoe Race • '92**



July 24, 1992

Secretary Mary L. Padula
Executive Office of Communities & Development
100 Cambridge Street
Boston, Mass. 02202

Dear Ms. Padula:

I am writing to express my support for the Jacob's Ladder Trail Ready Resource grant for the towns of Huntington, Chester, Russell, and Middlefield.

I own a retail clothing business in Chester, Mass. and I feel this area can benefit both economically and physically with the help of the Ready Resource grant.

We are a beautiful area at the foot of the Berkshires, but poor economic times have forced us to neglect our business properties while trying to keep our business going.

With the help of this grant, we can make our business more inviting for potential customers, thus building the economy.

Statistics prove that people are more willing to shop and spend money when the store is well maintained and inviting to enter.

I feel this grant is just the boost these hilltowns need to get back on the road to economic recovery.

Thank you.

Sincerely,

Diane C. DeMoss

Diane C. DeMoss
Pease Clothing Store
Main Street
Chester, Mass. 01011

Howard F.R. Mason

413-862-3815

Forest Resource Specialist
Moss Hill Road, Russell, Massachusetts 01071

July 24, 1992

Secretary Mary Padula
Exec. Off. of Communities & Development
100 Cambridge St
Boston

Dear Secretary:

As a small business person (consultant
Forester, Christmas Tree producer and timber
grower) in Russell, I would like to express
my support for the Jacobs Ladder Trail
project of the Southern Hill Towns Community
Development Strategy Committee.

This area has much to offer for residents
and visitors alike but tends to be overshadowed
by the Springfield Metropolitan area, the Five
College area and the Berkshires.

With the proper impetus the area can
do much to encourage small business
endeavors and the quality of life in the four
towns concerned.

Sincerely
Howard F. Mason

Whipperton Country Club



P.O. Box 385 • Route 20 • Russell, MA 01071 • (413) 862-3606

Secretary Mary L. Padula
Executive Office of Communities and Development
100 Cambridge Street
Boston, Ma. 02202

Dear Mary,

We would like to take this opportunity to express our support
for the Jacobs Ladder Trail Development Program.

Programs such as this will certainly help promote and
stimulate businesses in the Pioneer Valley.

Sincerely,

A handwritten signature in cursive script that reads "Walter B. Beck". The signature is fluid and well-written.

Walter B. Beck
Whipperton Golf Course
Russell, Massachusetts

August 4, 1992

Peggy Devries, Executive Director
Hilltown Community Development Corp.
P. O. Box 17
Chesterfield, MA 01020

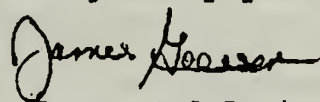
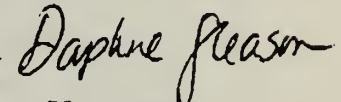
Dear Peggy:

In response to our telephone conversation today, I am happy to submit this letter of interest to you.

My husband and I are excited about the possibility of owning and operating a restaurant in downtown Huntington should the CDC succeed in its efforts to revitalize the buildings on Main Street.

We will be looking forward to further discussions with you about this opportunity.

Very truly yours,

 
James and Daphne Gleason

Mountain Laurel Designs
Rt. 20 P.O. Box 414
Huntington, MA 01050
413-667-3345

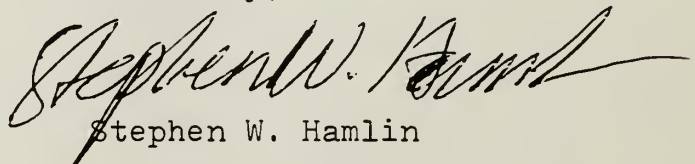
Aug. 4, 1992

Secretary Mary L. Padula
Executive Office of Communities and Development
100 Cambridge St.
Boston, MA. 02302

Dear Secretary Padula;

I'm writing to voice my support for the Jacob's Ladder Economic Development Plan. I am excited by the direction that our community is taking. The Miniature Theatre, canoe races, and recent additions to our business nucleus can only help our area. The proposed plan would go a long way toward solidifying the trend that is developing.

Sincerely,



Stephen W. Hamlin

From: Derrick Mason
Apple Pie Sign Services
P.O. Box 321, Russell MA 01071

To: Secretary Mary L. Padula
Executive Office of Communities and Development
100 Cambridge St., Boston, MA 02202

Date: 7/25/92

Re: Jacob's Ladder Trail Ready Resource grant application

Dear Secretary Padula:

I strongly support the Jacob's Ladder Trail Ready Resource program as proposed by the Southern Hilltown Business Association, Southern Hilltown Community Development Strategy Committee, and the Pioneer Valley Planning Commission.

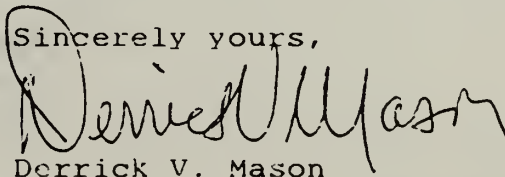
During the past decade I have worked and volunteered for a number of our community resource and conservation oriented development projects, and special events in my local Hilltown area. Some of these service activities have included:

Project Coordinator, Hilltown CDC
Director, Westfield River Watershed Association
Director, Western Mass. Wood Producers Association
Member, Berkshire-Pioneer Resource Conservation and Development Council

I am convinced that the proposal before you is the best I have seen to improve our local economy via our small business community -- while preserving the best of our area: a wealth of recreational and business opportunities in a setting of great natural beauty and architectural charm.

As an experienced local small business developer and owner, recreation enthusiast, and involved citizen, I believe this program can and will make a big difference; and I strongly urge your assistance in approving the grant.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Derrick V. Mason". The signature is fluid and cursive, with the first name "Derrick" being more prominent and the last name "Mason" following in a similar style. The signature is written over the typed name "Derrick V. Mason".

Derrick V. Mason



August 6, 1992

Secretary Mary L. Padula
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

Dear Ms. Padula:

We are pleased to hear of the exciting new economic opportunities that are surfacing in the hilltown's which are the subject of the Jacob's Ladder Economic Development Program.

Woronoco Savings Bank is active in several organizations which offer enormous potential for tourism and business expansion (in these communities). For example, the Miniature Theatre of Chester is a cultural, educational and economic resource in the area. In addition, the Westfield River Canoe Race continues to grow each year. Between these two attractions alone, there is great potential for economic growth.

We offer this letter in expression of Woronoco Savings Bank's commitment and support to the efforts of the Jacob's Ladder Economic Development Plan. We encourage their continued success and commend their efforts in developing the economic vitality available within these communities.

Very truly yours,

James E. Gardner
Senior Vice President

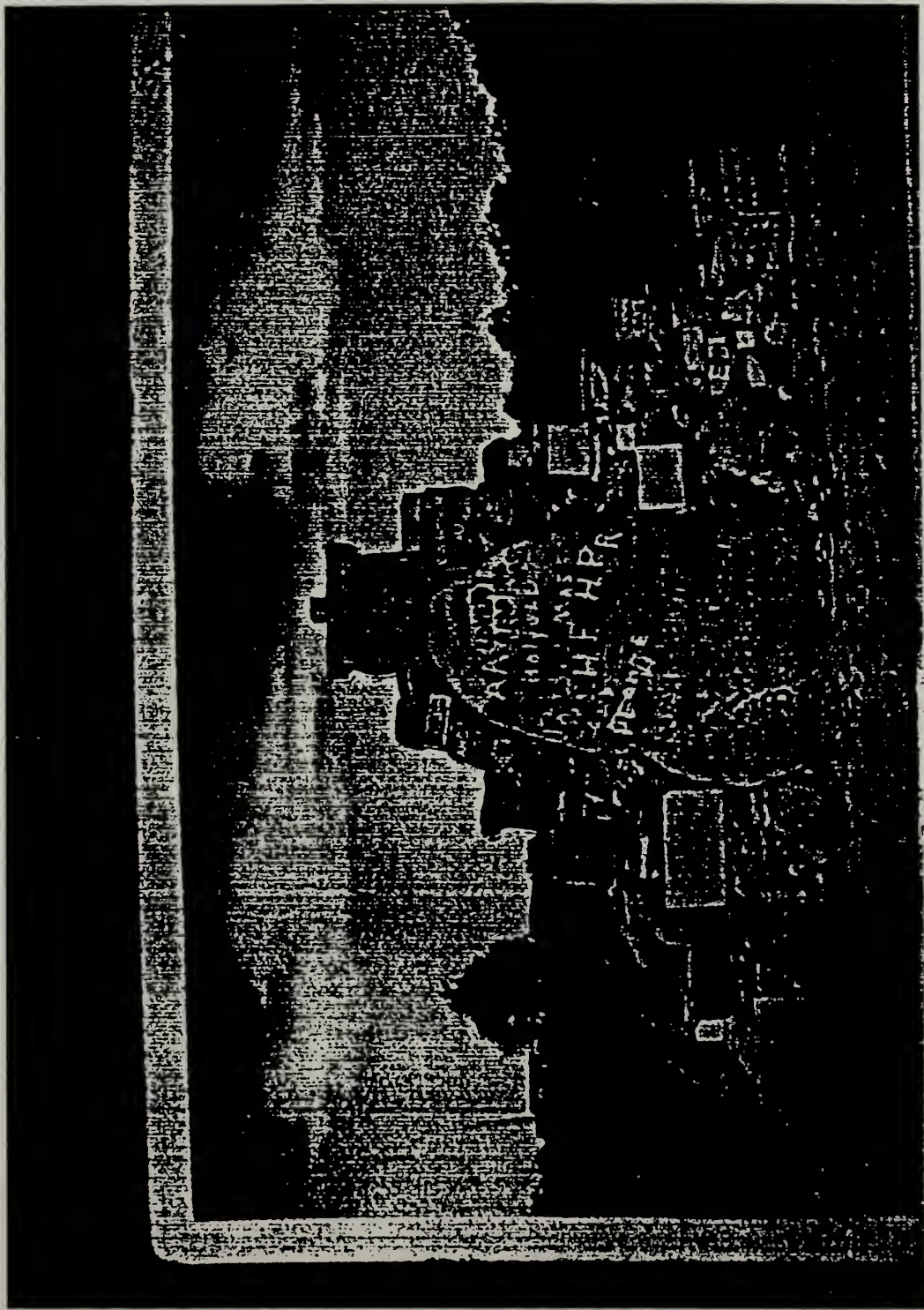
JEG/job

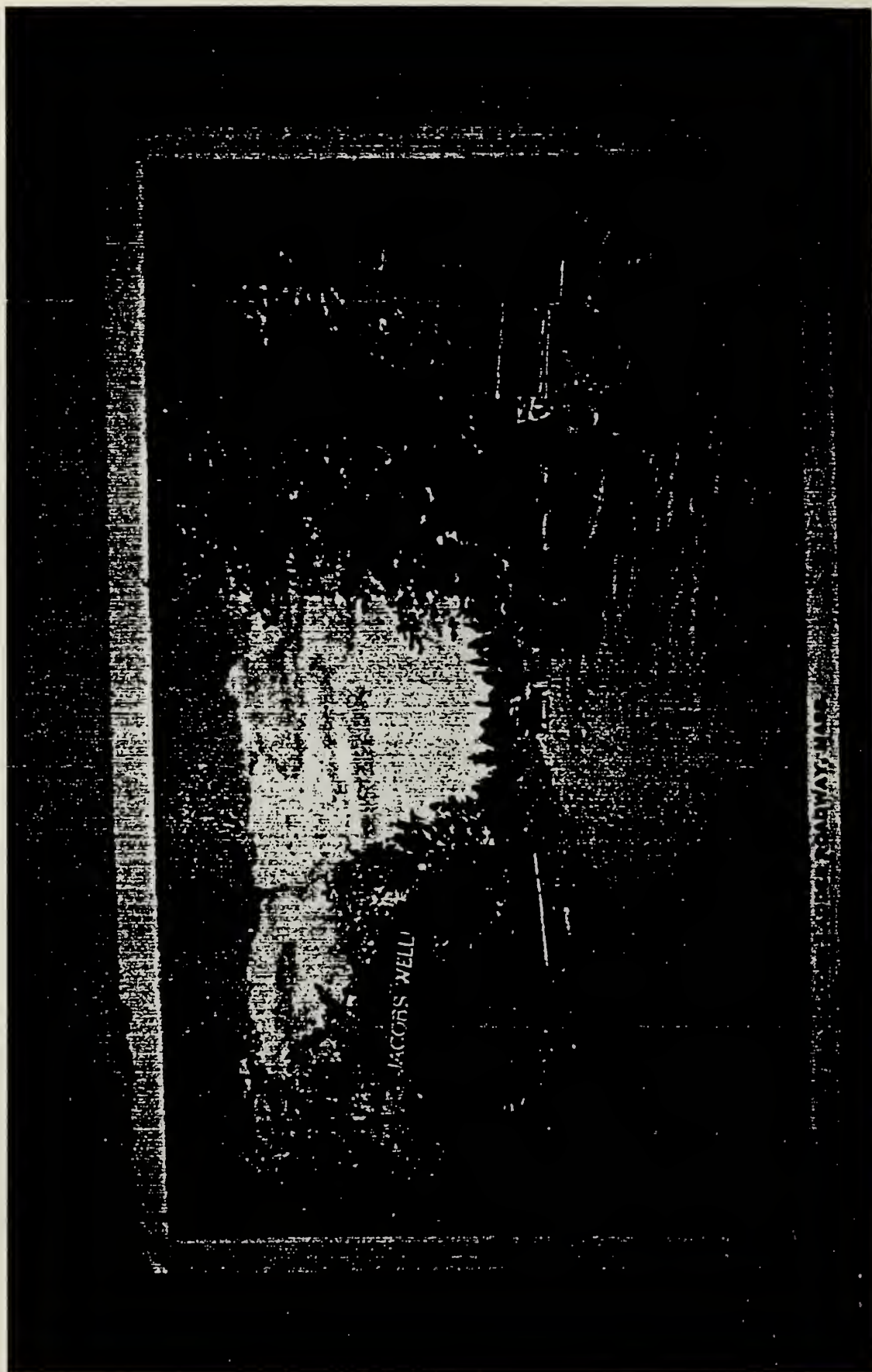
Make It Your Bank And Make It Work For You.

31 Court Street, P.O. Box 978, Westfield, Massachusetts 01086
Telephone (413) 568-9141

Appendix H:

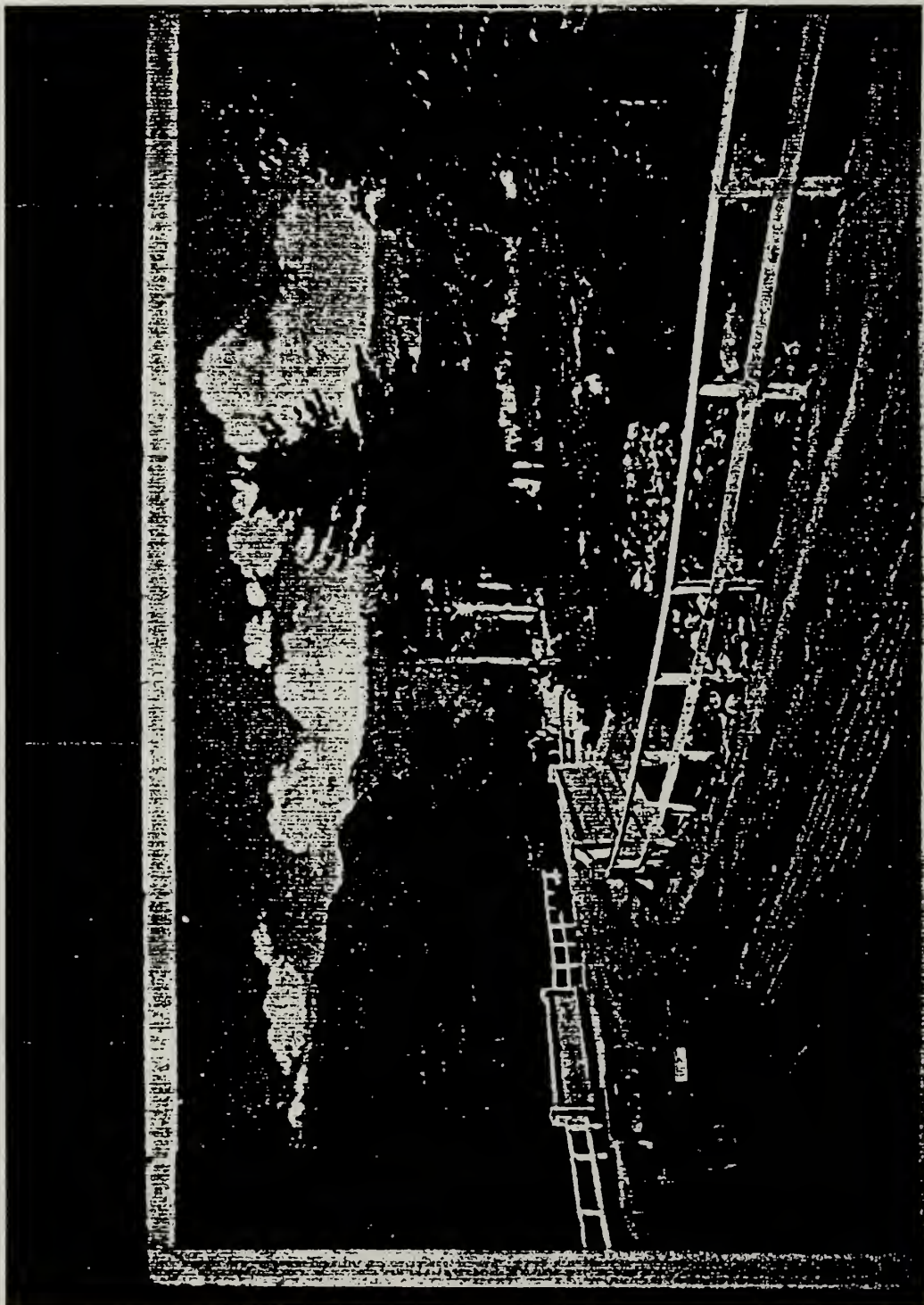
**Historical Photographs of
"Jacobs Ladder Trail"**



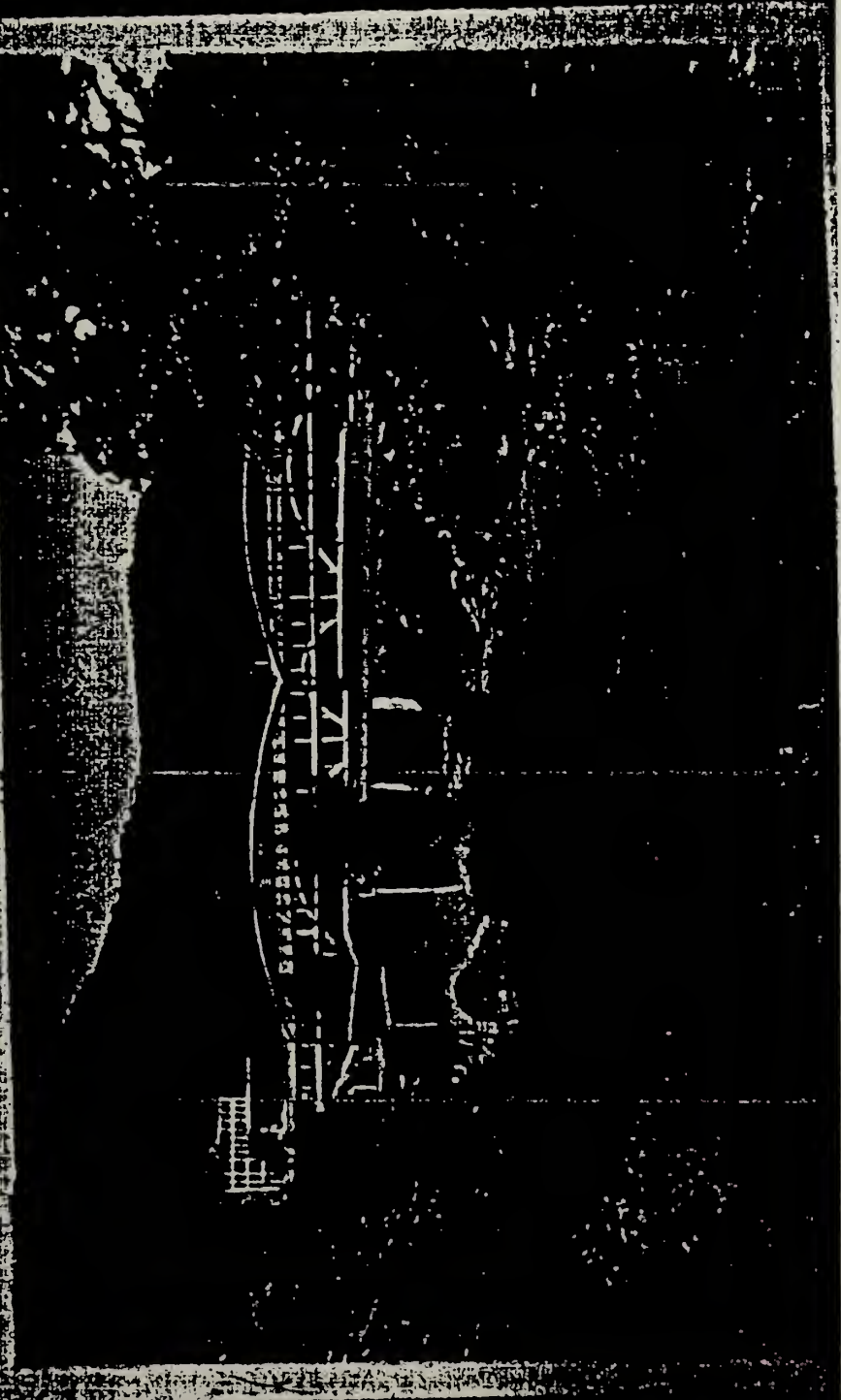




MT. TEKOA AND THE JACOBS LADDER TRAIL, NEAR WORONOCO, MASS. 12



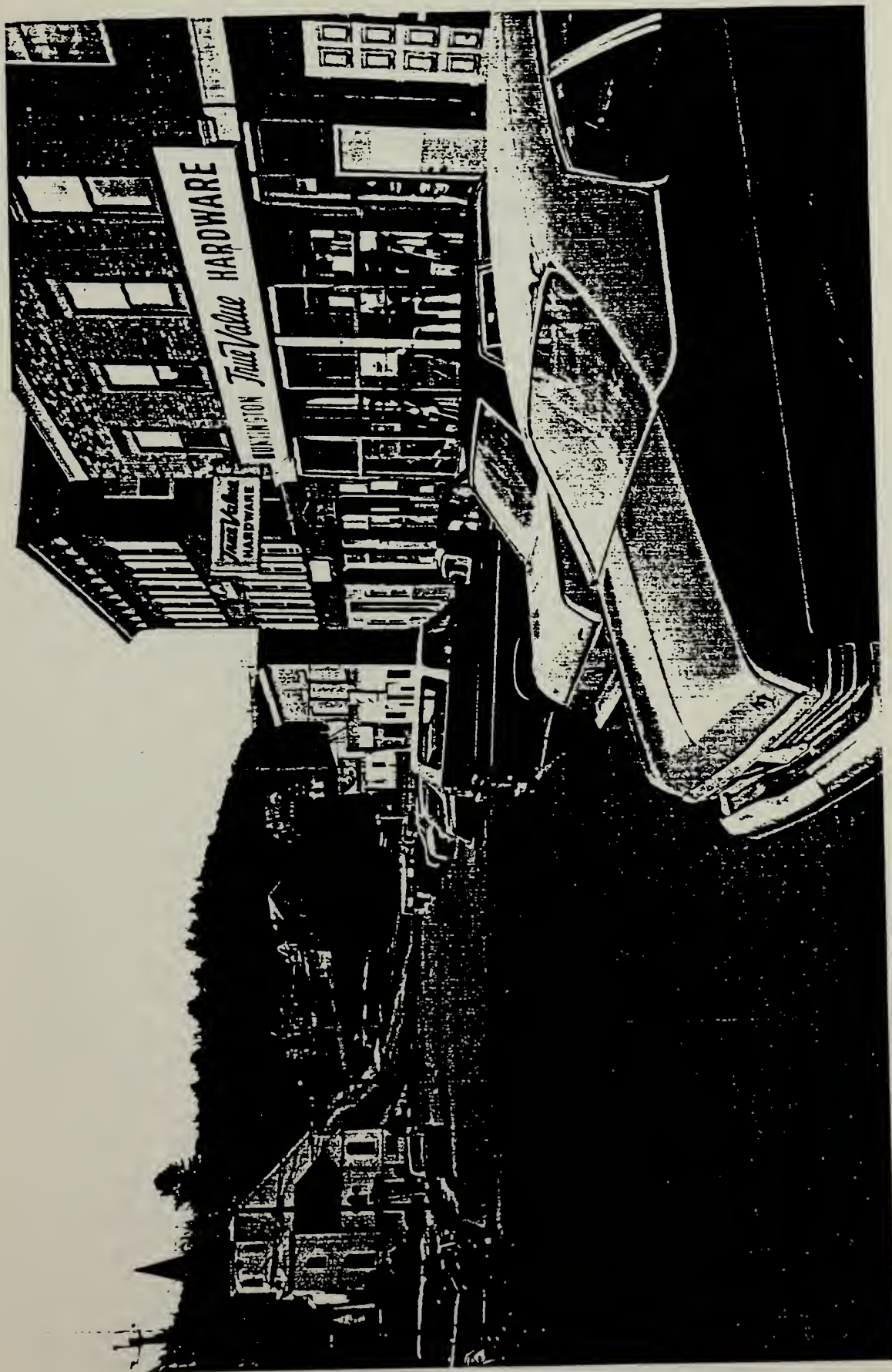
ON THE ROUTE AND THREE BRIDGES ON JACOBS LADDER, WORDENCO, MARS.



Appendix I:

1985 Huntington Downtown Photograph
(Note: commercial storefronts are now vacant)

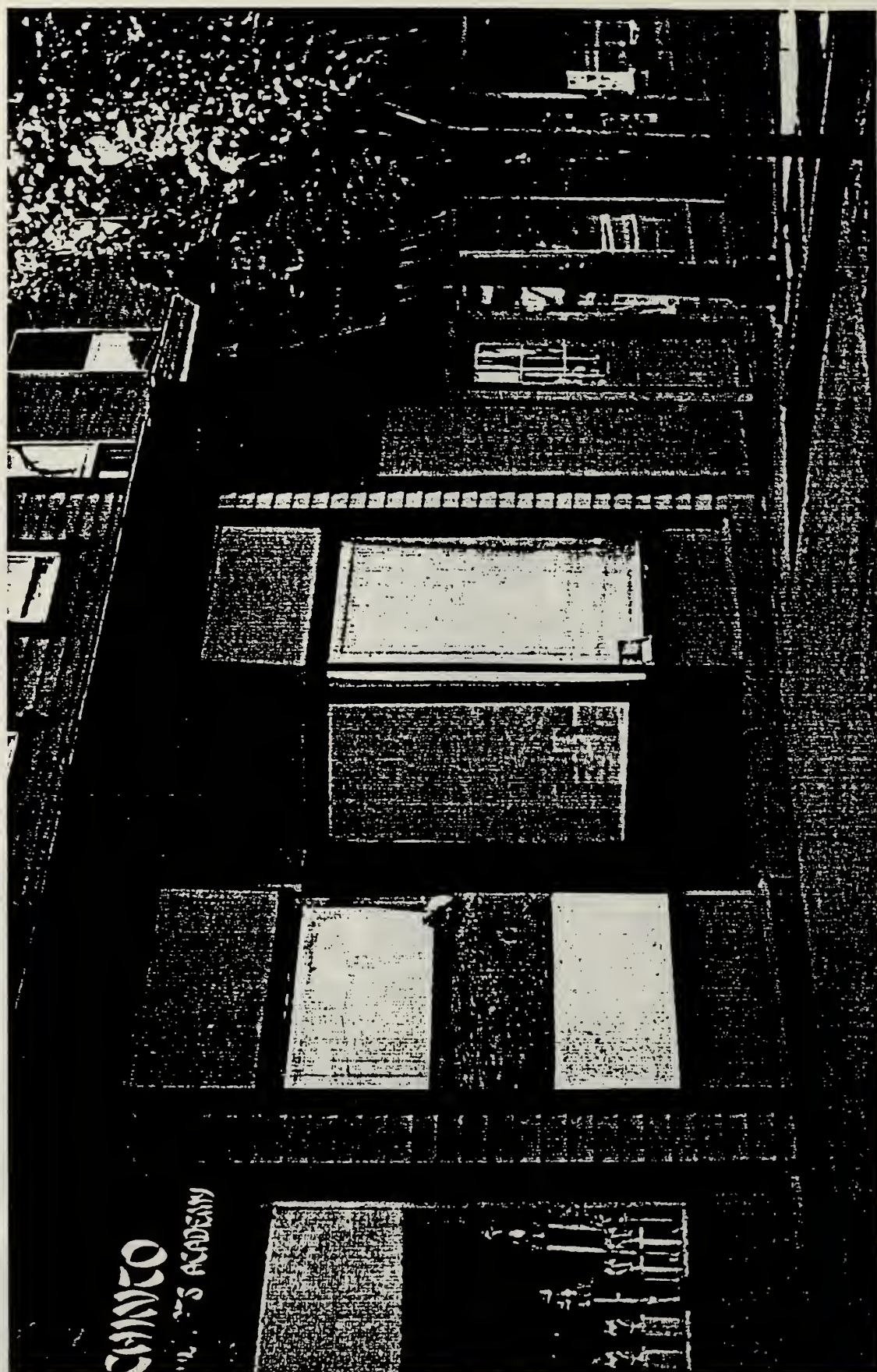


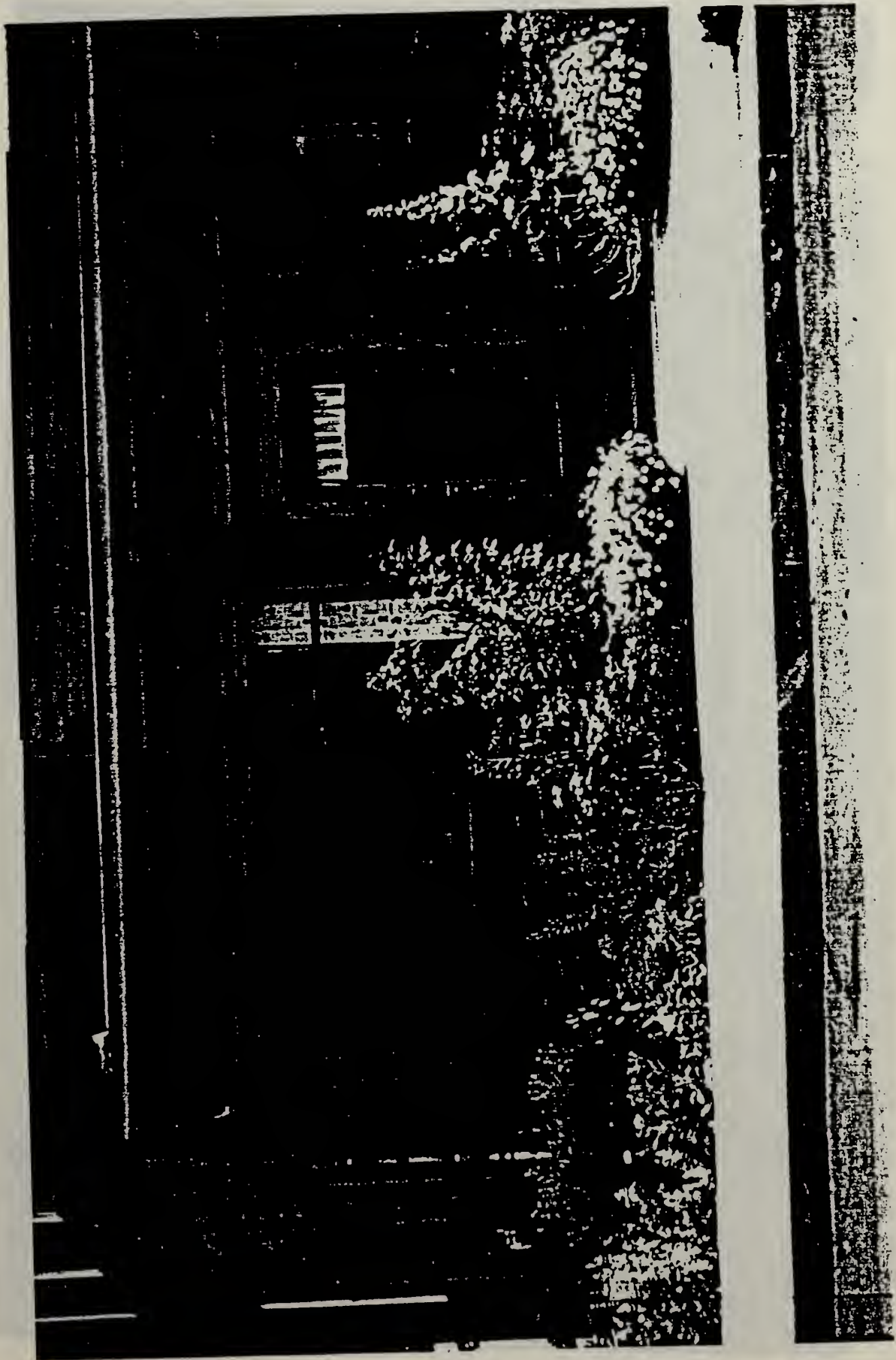


Appendix J:

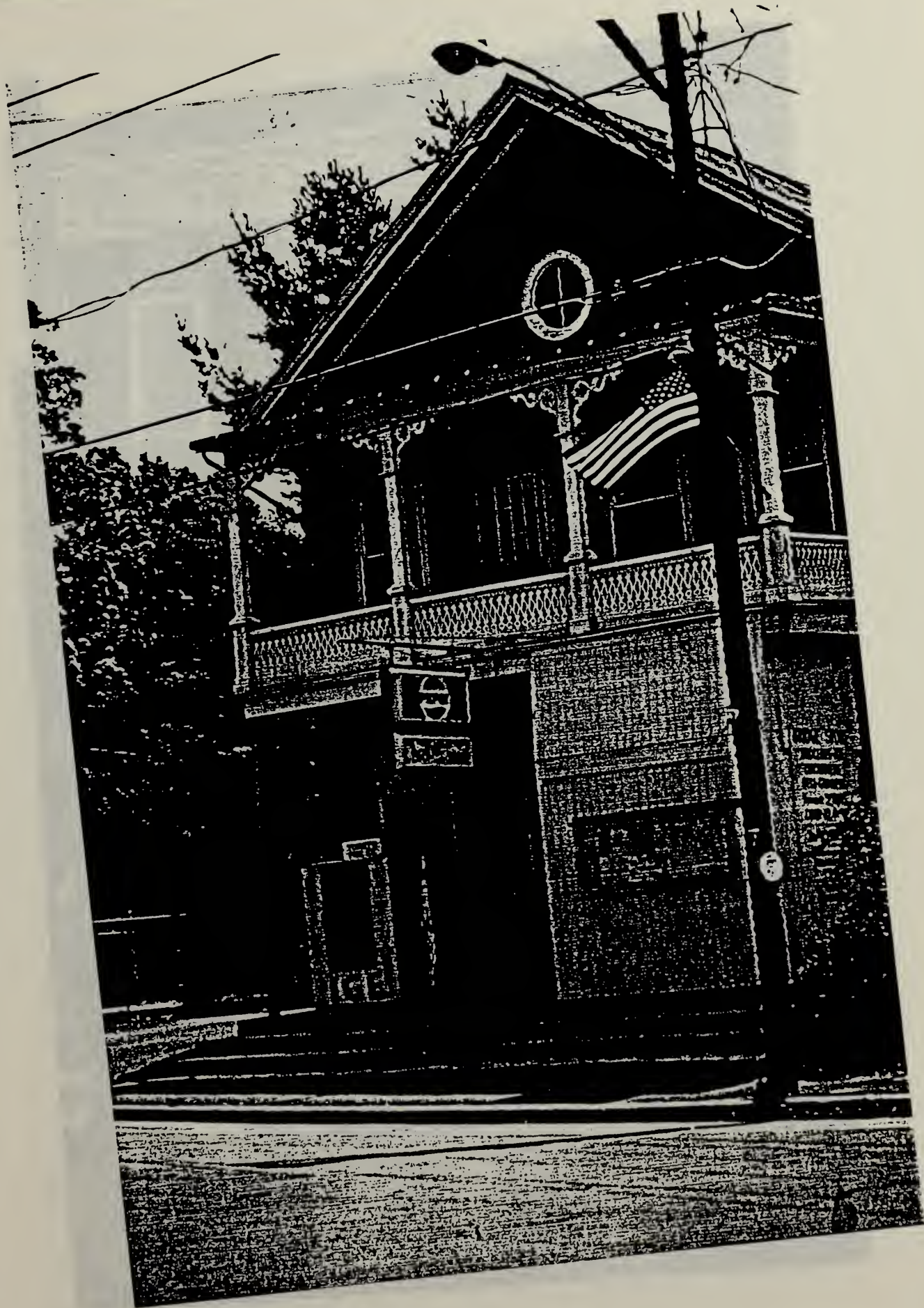
**1992 Photographs of Village Downtowns
Demonstrating Slum and Blight**

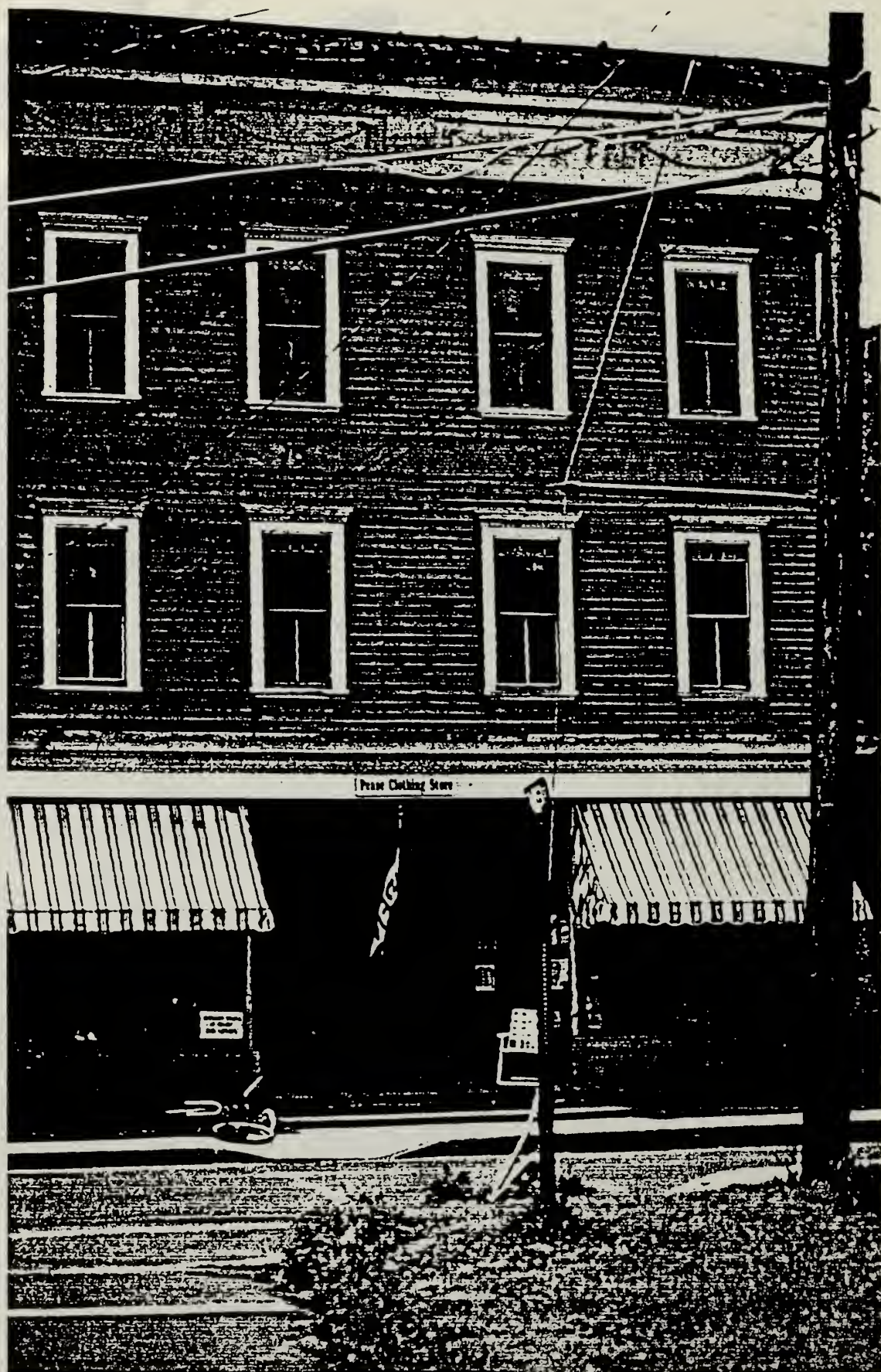












Appendix K:

Sample Facade Easement Program Forms

JACOB'S LADDER TRAIL REVITALIZATION PROGRAM
HUNTINGTON - CHESTER - MIDDLEFIELD - RUSSELL
HUNTINGTON TOWN HALL, HUNTINGTON, MA 413-667-8738

APPLICATION FOR FACADE IMPROVEMENT

MASSACHUSETTS SMALL CITIES PROGRAM
TOWNS OF HUNTINGTON, CHESTER, MIDDLEFIELD, RUSSELL

APPLICATION #: _____

DATE: _____

ADDRESS OF PROPERTY: _____

NAME/S OF BUSINESS: _____

NAME/S OF APPLICANT: _____

ADDRESS: _____

PHONE (HOME): _____ (OFFICE): _____

NUMBER OF COMMERCIAL FACADES INVOLVED: _____

ESTIMATED COST OF IMPROVEMENTS: _____

PLEASE DESCRIBE THE WORK CONTEMPLATED ON THE BACK OF THIS SHEET INCLUDING
PAINTING, SIDING, SIGN CHANGES, ENERGY SAVING MEASURES, STRUCTURAL
CORRECTIONS, ETC.

The applicants signed below certify that we are the owners of the aforementioned commercial property
and all information provided in support of this application for assistance from the FACADE
IMPROVEMENT PROGRAM is true to the best of our knowledge and belief. The applicant authorizes
the Town of Huntington and the Pioneer Valley Planning Commission to conduct any on-site inspections
which may pertain to the Program.

APPLICANT SIGNATURE #1 _____ DATE _____

APPLICANT SIGNATURE #2 _____ DATE _____

A G R E E M E N T

THIS AGREEMENT, made this ____ day of _____, 19 __ by and between _____, owner of land and buildings located at _____, Huntington, Massachusetts, (hereinafter referred to as "OWNER"), and Town of Huntington, a municipal corporation (hereinafter referred to as "TOWN"), and acting by and through its Board of Selectmen.

WHEREAS, the TOWN is to be the recipient of the grant from the Massachusetts Small Cities Program and a portion from which are to be used for the purpose of facade restoration; and

WHEREAS, in connection with the said program, the TOWN has designated the Pioneer Valley Planning Commission as its representative in carrying out said program and has granted to it certain authority to act on its behalf; and

WHEREAS, the OWNER is the record title owner of fee simple title to real property situated at _____, Huntington (see Hampshire Registry of Deeds, Book ____, Page ____), on which there is situated a structure of architectural significance; and

WHEREAS, said real property is located in the area known as and referred to as the Jacob's Ladder Trail Revitalization Project within the Town of Huntington; and

WHEREAS, the TOWN has undertaken said Jacob's Ladder Trail Revitalization Project which contains standards for exterior appearance to be imposed on all structures designated for historic and/or architectural preservation requiring, among other things, the acquisition and/or retention of facade easements over individual properties by the TOWN as a stimulus to preservation activities.

NOW, THEREFORE, in recognition of the foregoing and in consideration of the promises, mutual promises, obligations, covenants, and restrictions hereinafter defined, the parties hereto agree as follows:

ARTICLE I: DESIGN REVIEW AND REHABILITATION PROGRAM

The OWNER shall furnish, perform, and complete all work in accordance with the general conditions and specifications for the facade improvement program attached as Exhibit "B" which has been approved by the Huntington Housing Authority acting on behalf of the TOWN. Any addition, improvement, alteration, repair, or service furnished or installed upon or in connection with the exterior of the structure shall be performed in a good workmanlike manner.

ARTICLE II: DEED OF EASEMENT

Upon commencement of the work by the OWNER and the OWNER agrees to execute and obtain the necessary assents to the Deed of Easement attached hereto as Exhibit "A", which instrument is to be recorded with said Registry of Deeds by the Pioneer Valley Planning Commission acting on behalf of the TOWN.

In consideration of the grant of the DEED OF EASEMENT, the TOWN agrees to pay to the OWNER a sum not to exceed Seven Thousand Five Hundred (\$7,500) Dollars. Said sum intended to be the actual cost of work pursuant to Article I herein shall be paid upon delivery of the DEED OF EASEMENT to the TOWN. Said sum shall be held in escrow by the Pioneer Valley Planning Commission at the time of the delivery of the Deed of Easement. A sum equal to thirty (30%) percent of the actual cost of work, pursuant to Article I herein, shall thereafter be disbursed to the OWNER, from the escrow amount, upon the completion of thirty (30%) percent of the work described and referenced to in Article I of this Agreement. Thereafter, a sum equal to fifty (50%) percent of the actual cost of work shall thereafter be disbursed to the OWNER upon the completion of eighty (80%) percent of the work described and referenced in Article I. A sum equal to twenty (20%) percent of the actual cost of the work shall thereafter be disbursed to the OWNER, pursuant to Article VII herein only upon completion of the work to the satisfaction and approval of the Pioneer Valley Planning Commission.

ARTICLE IV: CHANGES IN WORK

Any changes in the scope of work described in Article I above shall be submitted by the OWNER to the Pioneer Valley Planning Commission acting on behalf of the TOWN, prior to the change being made by the OWNER. The Pioneer Valley Planning Commission shall give written notice approving said changes and stating reciprocal changes in other aspects of this agreement, including the amount of the grant of the DEED OF EASEMENT in Article II or shall reject such changes and shall state the reasons for such rejection.

ARTICLE V: FINAL APPROVAL OF CONSTRUCTION

The Pioneer Valley Planning Commission, acting on behalf of the TOWN, reserves the right to enter the property of the OWNER to make inspection of the completed construction and to require remedial action by the OWNER when construction is not in compliance with the work described and referenced to in Article I of this Agreement. The Pioneer Valley Planning Commission, acting on behalf of the TOWN shall also have the right to require of the OWNER any records or documents as may be necessary to verify the final construction cost of work described and referenced to in Article I of this agreement.

ARTICLE VI: NONCOMPLIANCE BY THE OWNER

In the event the OWNER does not faithfully meet his obligations under this Agreement, the TOWN shall have the right to reduce, recover, or abolish the TOWN's contribution under Article II of this Agreement.

ARTICLE VII: TIME AND MANNER OF PAYMENT

The OWNER shall submit written notice of completion to the Pioneer Valley Planning Commission, acting on behalf of the TOWN. The TOWN shall within fourteen (14) days from the date of receipt of said notice make its determination under Article V herein. The TOWN upon the issuance of final approval by the Pioneer Valley Planning Commission shall reimburse the OWNER in accordance with the provisions of this Agreement within sixty (60) days of the receipt of said final approval.

ARTICLE VIII: INDEMNIFICATION

The OWNER shall assure all risk of and shall save harmless, defend and indemnify the TOWN and the Pioneer Valley Planning Commission against all acts, claims, demands, liabilities and damages which may in any manner be imposed on or incurred by the TOWN as a consequence of the work caused to be done by the OWNER to achieve the rehabilitation of the exterior of said structure.

ARTICLE IX: ASSIGNABILITY

The OWNER shall not transfer or assign any interest in this agreement without prior written consent of the TOWN.

ARTICLE X: NONDISCRIMINATION

The OWNER shall not discriminate against any tenant or employee or applicant for tenancy or employment because of race, color, religion, sex, age, or national origin.

ARTICLE XI: AMENDMENT PURPOSES

This instrument contains the entire and exclusive agreement between the parties and supersedes and terminates all prior or contemporaneous arrangements, understandings, and agreements, either oral or written. This AGREEMENT may not be amended or modified, except by a writing executed in the same manner as herein by all parties.

IN WITNESS WHEREOF, the TOWN and the OWNER have caused this Agreement to be executed in three original copies on the day and year first above written.

BOARD OF SELECTMEN,
TOWN OF HUNTINGTON:

OWNER:

To the extent that Pioneer Valley Planning Commission is required to perform certain duties and undertake certain responsibilities under the foregoing Agreement, the Pioneer Valley Planning Commission hereby joins in said Agreement and assents to its provisions.

By: _____

"EXHIBIT A"

THIS DEED OF EASEMENT, made this ____ day of _____, 19 ____ between _____, owner of land and buildings located at _____, Huntington, Massachusetts and described and recorded in the Hampshire Registry of Deeds in Book ____, Page ____ (hereinafter called the "GRANTOR") and the TOWN OF HUNTINGTON, a municipal corporation (hereinafter referred to as "TOWN"), acting by and through its Board of Selectmen.

WHEREAS, the GRANTOR has entered into an agreement dated ____ day of _____, 19__, with the TOWN which agreement requires the grant of the easement herein set forth; and

WHEREAS, the TOWN has undertaken the Jacob's Ladder Trail Revitalization Project in the Town of Huntington, which provides for among other things, the preservation and restoration of historic and architectural values associated with structures and areas within said Jacob's ladder Trail Revitalization Project; and

WHEREAS, the said Jacob's Ladder Trail Revitalization Project imposes standards for exterior appearance to be imposed on all structures designated for historic and/or architectural preservation requiring, among other things, the acquisition and/or retention of facade easements over individual properties by the TOWN as a stimulus to preservation activities; and

WHEREAS, the GRANTOR is the owner and holder of record of fee simple title to certain real property located in the Jacob's Ladder Trail Project Area and situated at _____ in said Huntington, on which there is situated a structure of architectural significance and value, said premises being bounded and described as set forth in a deed recorded in the Hampshire Registry of Deeds, Book ____, Page ____, described as follows:

NOW, THEREFORE, in recognition of the foregoing and in consideration of the promises, mutual promises, obligations, covenants and restrictions hereinafter defined, the parties hereto agree as follows:

ARTICLE I: GRANT

The GRANTOR does hereby grant and convey to the TOWN an easement (known as a facade easement) over the exterior appearance of the structure situated on the hereinbefore described premises. Said grant is exclusive to the TOWN, its successors or as assigns. The GRANTOR will furnish and install pursuant to said agreement dated ____ day of _____, 19 __, upon or in connection with the exterior of the structure all additions, improvements, signage, alterations, repairs, and services in accordance with the construction plan for the rehabilitation, restoration and preservation of the exterior appearance of said structure, which plan is on file in the office of the Town Clerk of the Town of Huntington and the office of the Pioneer Valley Planning Commission. The GRANTOR covenants and agrees that the exterior appearance of said structure shall be maintained and preserved in its completed state pursuant to said agreement dated ____ day of _____, 19 __. The facade easement herein granted shall further permit the TOWN and its representatives, agents and/or employees to enter the property thereafter whenever and to the extent reasonably necessary for the purpose only of inspection and enforcement of the covenants and the terms of the easement granted herein which the TOWN is hereby entitled to enforce in any court of competent jurisdiction. If in the event of any default or failure, thereafter, on the part of the GRANTOR to so maintain and preserve the exterior appearance of such structure, whether in whole or in part, whether by omission or departure from the standard and specifications hereinbefore designated, the TOWN shall have the right, power, and authority at its election, after refusal or neglect by the GRANTOR to correct such default or failure following a ninety (90) day notice to do so by the TOWN, to exercise the GRANTOR's unfulfilled obligations hereunder including the right to remedy any and all defective performance on the GRANTOR's part to charge the cost thereof to the GRANTOR. If such right, power and authority is expressed by the TOWN, the TOWN shall have the right to enter the property, including the structure situated thereon, for the purpose of repairing or maintaining the exterior appearance of such structure.

ARTICLE II: STRUCTURAL CHANGES

The structural changes, alterations, additions, or improvements over the exterior appearance of the structure as would not in the opinion of the TOWN fundamentally alter its character or its setting may be made thereto by the GRANTOR providing that the prior written approval of the TOWN to such change, alteration or improvements shall have been obtained, which approval shall not be unreasonably withheld. The TOWN shall act upon a written request by the GRANTOR for such approval within thirty (30) days of its receipt and shall give notice of any disapproval to the GRANTOR in writing with reasons therefore. If a request for approval is not disapproved by the TOWN within thirty (30) days, it shall be deemed approved. In case of disapproval request a review of the disapproval by a person of competence and experience in such matters, designated by the Huntington Commission or its chairman or acting chairman. The finding of this review

shall be binding on the GRANTOR and the TOWN. The cost, if any, of such review shall be shared equally by the GRANTOR and TOWN.

ARTICLE III: INDEMNIFICATION

The GRANTOR shall assume all risk of and shall save harmless, defend and indemnify the TOWN and PVPC against all acts, claims, demands, liabilities, and damages which may in any manner be imposed on or incurred by the TOWN as a consequence of, or in any way connected with, the condition or use of the premises covered by this DEED OF EASEMENT.

The TOWN shall not be liable to the GRANTOR if, for any reason whatsoever, GRANTOR's use or occupation of the premises hereunder shall be hindered or disturbed.

ARTICLE IV: DAMAGE TO PROPERTY

In case of damage to the structure by fire or other casualty so serious as to cause reconstruction to be reasonable adjudged impractical by the TOWN, this easement, together with all covenants, obligations, and restrictions herein recited shall terminate and otherwise shall remain in effect without limit to time.

ARTICLE V: TERMINATION

The covenants agreed to and the restrictions imposed, as aforesaid, shall not only be binding upon the GRANTOR but also other successors to them in interest and shall continue as a servitude running with the land for a period of ten (10) years from the date of execution of this DEED OF EASEMENT. All rights reserved herein to the TOWN may be exercised, modified, terminated, or released at any time by its successors or assigns or by its designee duly authorized in a deed or appointment executed by its Board of Selectmen.

ARTICLE VI: AMENDMENT

This DEED OF EASEMENT contains the entire and exclusive agreement between the parties and supersedes and terminates all prior or contemporaneous arrangements, understandings, and agreements, either oral or written. This DEED OF EASEMENT may not be amended or modified, except by a writing executed in the same manner as herein by all parties.

WITNESS:

GRANTOR:

ACCEPTED: TOWN OF HUNTINGTON, BOARD OF SELECTMEN

BY: _____

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss. _____, 19____.

Then personally appeared the above-named _____

and acknowledged the foregoing instrument to be _____ free act and deed,
before me,

Notary Public

My commission expires: _____

This DEED OF EASEMENT is assented to by _____
of his interest as holder of a lease given to him by _____
dated _____ day of _____, 19____.

By: _____

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss. _____, 19____

Then personally appeared the above-named _____
and acknowledged the foregoing instrument to be _____ free act and deed, before
me,

Notary Public

My Commission expires: _____

This Deed of Easement is assented to by the _____ Any of
it interest as holder of a mortgage given to it by _____ of
_____ dated _____ day of _____, 19____,
recorded with the Hampshire Registry of Deeds, Book _____, Page _____.

By: _____

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss. _____, 19____

Then personally appeared the above-named _____ and
acknowledged the foregoing instrument to be the free act and deed of the
_____ Bank, before me.

Notary Public

My commission expires:

SAMPLE TITLE PAGE TO CONSTRUCTION CONTRACT

To perform the following scopes of work to include all labor and material according to the attached written specifications as prepared and approved by the Owner(s) and the Facade Improvement Program (FIP). Construction can begin as soon as this agreement is executed as signed below with prior approval to be given by the Owner(s) to the Contractor, and finished completion to be done by _____, unless approved extensions of time are provided for.

Payments will be made at the completed percentage points as outlined below with all payments made payable to both the Owner(s) and the Contractor, unless approved payment schedule changes are provided for. Payments can only be made after all work has been inspected and approved by the Owner(s) and the FIP.

Payment #1: at 30% of the Total Project Cost
Payment #2: at 80% of the Total Project Cost
Payment #3: at 100% of the Total Project Cost

THIS CONSTRUCTION CONTRACT AGREED TO AS SIGNED AND SEALED BY:

CONTRACTOR

DATE

OWNER(S)

DATE

WITNESSED BY

DATE

FACADE EASEMENT

In consideration of assistance granted to the undersigned owner(s) of the property described below, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, said owner(s) grants to the Town of Huntington, an authority duly constituted under the laws of the Commonwealth of Massachusetts and having a place of business in Huntington, Hampshire County, Massachusetts, a facade easement on the following property:

RECORDED IN THE HAMPSHIRE REGISTRY OF DEEDS IN BOOK # _____ AND
PAGE # _____.

OWNER(S): _____

ADDRESS OF PROPERTY: _____

This conveyance is made and accepted upon the following express conditions, which shall apply to and bind the grantee(s), their heirs, successors, and assigns. The grantee(s) herein covenant and agree for themselves, their heirs, executors, administrators, and assigns, to insert like clauses in all future deeds of the premise. The grantee(s) and all future owners shall be bound by the provisions hereof and covenants, restrictions, and conditions inserted herein shall be construed to be covenants running with the land, for a period of twenty (20) years.

1. The grantee(s) shall make no exterior structural or facade improvements or alterations to the premises without first obtaining approval of the Historic Review Officer of the Town of Huntington, or of some other duly authorized agent of said Town, which approval shall not be unreasonable withheld.
2. The grantee(s) and all future owners covenant and agree that if an issue shall arise as to the interpretation of the conditions herein contained and the parties cannot resolve their differences, the Judge of the Probate Court shall here the parties, decide the issues, and the decision of such arbitrator shall be final and conclusive. The said Judge of probate or arbitrator shall have the full power and authority to bind the owner(s) and any obligation laid on such owner(s) in the decision of any such controverted matter.

IN WITNESS WHEREOF, the undersigned has/have caused this instrument to be
executed this ____ day of _____, 19 ____.

signed _____

signed _____

COMMONWEALTH OF MASSACHUSETTS

Hampshire ss

Date: _____

Then personally appeared the above-named _____

and acknowledged the foregoing instrument to be his/her/their free act and deed, before
me.

Notary Public

My commission expires:

Appendix L:

Newspaper Clippings and Related Literature

Officials try for funds for downtown

*Historic preservation trust
visits Huntington Tuesday*

By MEREDITH O'BRIEN

HUNTINGTON — By detailing the historic value of Huntington's ailing downtown, state and local officials hope to convince a national historic group that the town should be awarded grant money to revitalize the area and boost Huntington's business community.

National and regional representatives from the National Trust for Historic Preservation will tour Huntington July 14 before deciding whether the Hilltown Community Development Corp. should be awarded a \$25,000 grant and \$50,000 to revamp downtown.

20 finalists

Huntington is one of 20 national finalists vying for 10 to 15 grants. The grants are expected to be awarded at the end of the month.

And despite the recent discovery of a contaminated fuel tank buried beneath the site where officials hope to renovate, CDC leaders believe the environmental problems it caused are "surmountable."

Peggy DeVries, executive director of CDC — a non-profit group spearheading the revitalization — is optimistic that the environmental problem will be resolved and that the group will get the grants it needs.

CDC is hoping to secure state grants to purchase three brick buildings on Main Street from its owner and use a National Trust grant to renovate them.

Local officials feared discovery of the tank would kill the revitalization effort and lessen CDC's chances of securing grants and loans.

CDC representatives met with state Department of Environmen-

tal Protection officials last week to discuss how much damage the leaky fuel tank inflicted on the area. Some have estimated that cleanup of the site would cost some \$70,000, which the owner of the property, Richard Chiminello of Northampton cannot afford.

Though "nobody wants the liability of an environmental problem," DeVries said, "the DEP has said it is not that bad."

She believes if officials can persuade the National Trust to award the town the grant, the project will be in good shape.

While State Sen. Stanley Rosenberg, D-Amherst, will be on hand to greet the Washington DC officials, an aide to U.S. Rep. John W. Olver, D-Amherst, will attend the meeting in Olver's place.

William Rosen, Olver's district director, said the congressman wants him to get details on the project so he can offer assistance. Olver has attempted to bolster the project by writing letters to both the National Trust for Historic Preservation and the housing preservation program under the Farmers Home Administration urging support of the revitalization drive, Rosen said.

Olver's office will try to find out if there are any other ways it can help Huntington through the present problem, Rosen said.

"He's the congressman for the district. If there are federal resources that can help revitalize these towns or lead to economic growth in these towns, he'll pursue them," Rosen said. "This clearly is a big project. This is an area that could use a shot in the arm."

Two New Theater Groups

Lively opportunities in Chester and Amherst

The Belle of Amherst by William Luce. With Kim Hunter. At the miniature Theatre of Chester.

You just don't think of professional theater in a town hall. For that matter, you might be surprised to find any kind of theater in Chester, population 1,200.

Two years ago, Vincent Dowling and his wife, Olwen O'Herlihy Dowling, founded the miniature Theatre of Chester not to be different or daring, but because that's where they live. They made it a professional company because they are professionals. Vincent Dowling, an Irish-born naturalized American, got his start in the Abbey Theater, Ireland's national theater, and later was its artistic director. After a career divided between the Abbey and American regional theater, he and Olwen "retired" to Huntington and immediately went to work again.

The Dowlings' secret is to ensure professionalism in all areas of the creative process and to give the organization over to the community. So even the stage manager is Equity, and the ticket office is in the general store. Both the auditorium and the stage, inside a simple brick building with a presumptuous white-pillared front and an unlikely little turret on the roof, are small and neat—thus the *miniature* (even the typeface is small) theater. The seats aren't plush, but neither are they hard folding chairs; there's no air conditioning, but there's no need of it in the hilltown evenings.

Now in its third summer season, the miniature Theatre is surprising people with its success. It turns out that Chester isn't out-of-the-way at all; it's perfectly located to draw hilltowners, Valley theatergoers and Berkshire vacationers from the Stockbridge-Tanglewood belt. And drawing them it is. The first offering, a one-man show by a performer no one around here has ever heard of (Irish actor David Kelly), did three-quarters capacity during its recent one-week run.

The next show did even better, not least because its star is a star. Kim Hunter, who also appeared in last summer's *A Smaller Place* and has graced Stage West twice, in recent seasons. *The Belle of Amherst*, William Luce's parlor visit with Emily Dickinson (and its star) were just lovely.

The one-woman play is based on the unlikely device of having the poet, who was painfully shy, receive us into her Amherst drawing room for afternoon tea. The device works because we came to see that we weren't visiting the Emily we would have met had we really been sitting in her parlor in 1883. Instead, we had an audience with

Emily as Luce imagines she would have seen *herself*. And so we met, in Hunter's marvelously detailed performance, a shy, birdlike woman who positively gloried in her local reputation as a kook, who wrote cryptic notes to the milkman because she knew he'd compare it for weirdness with the one she wrote the grocer last week.

Kim Hunter physicalized an "internalization" of Emily Dickinson beautifully. She was no placid recluse, but like the poet's mind, was constantly in motion, fluttering about her chintz-and-lace Victorian home, from the papers at her writing table to the family pictures on the sideboard to the girlhood memories at the window. Her hands were never still, except when she was prayerfully holding the polished wooden box containing her poems. "My letters to the world that never wrote to me."

The trip to Chester is a picturesque drive through the hills, and the "miniature" pleasures are well worth it. Following *The Belle of Amherst* was an original one-man show about James Boswell, companion and biographer of the larger-than-life Samuel Johnson, with that fine actor Kenneth Tigar.

Chris Rohmann

Huntington Main St. project gaining important support

HUNTINGTON—The Hilltown Community Development Corporation (HCDC) sponsored a reception on July 14 for representatives from the National Trust for Historic Preservation who had come to evaluate the HCDC's "Main Street Huntington" development project.

The economic development and historic preservation project has been in the planning stages for several years and is a finalist in the 1992 Inner Cities Ventures Fund. Ms. Lyn Moriarty of the National Trust said that a decision would be made by the end of the month as to whether the project would receive the requested \$50,000 loan and \$25,000 grant.

The reception was also attended by Selectman Miriam Watkins; State Senator Stan Rosenberg; members from Senator John Olver's economic development team; representatives from Senator Swift's office, the Pioneer Valley Planning Commission, and the Center for Rural Massachusetts; and local businessmen, all of whom pledged their support for the project.

HCDC Board Member Scott Heyl of Heyl Associates, an architectural restoration company in Northampton, toured the three-building site which the commission has agreed to purchase from Richard Chiminello of Northampton. According to Mr. Heyl, the total cost of the project is estimated to be from

\$700,000 to \$800,000. It includes a comprehensive period restoration of the buildings, the creation of an off-street parking area, a park along the

Continued on page 4

Country Journal • Thursday, July 16, 1992



Hilltown CDC Director Peggy DeVries talks with State Senator Stan Rosenberg and Natalie Bozarth from the Pioneer Valley Planning Commission at a tour and reception held on the site in Huntington Tuesday.

Photo by Mike Donovan

DOWNTOWN

from page 1

river, and the attraction of a good mix of businesses to locate in the buildings. Of top priority to the HCDC would be to bring some type of banking services into Huntington.

Other possible funding sources for the project are the Executive Office of Communities and Development, the Community Economic Development Assistance Corporation, the Massachusetts Government Land Bank, and the Center for Rural Massachusetts. These organizations have all expressed interest in assisting in marketing the project.

Problems encountered with leakage from an underground fuel tank are still being dealt with by current property owner Richard Chiminello, who met with HCDC

officials and the Department of Environmental Protection (DEP) last week.

After Mr. Chiminello's removal of the tank and contaminated soil, the site is currently in stage three of clean-up, according to Mr. Heyl. This includes the removal of contaminated material from the ground and monitoring of the site.

Longtime resident Chick Carmel remembers the old hand-pumped tank which, he says, contained kerosene for lamps and later cooking oil, but never fuel oil. If results from testing show that no further contaminated soil exists, the DEP would sign off on the project and clear the way for the property sale.

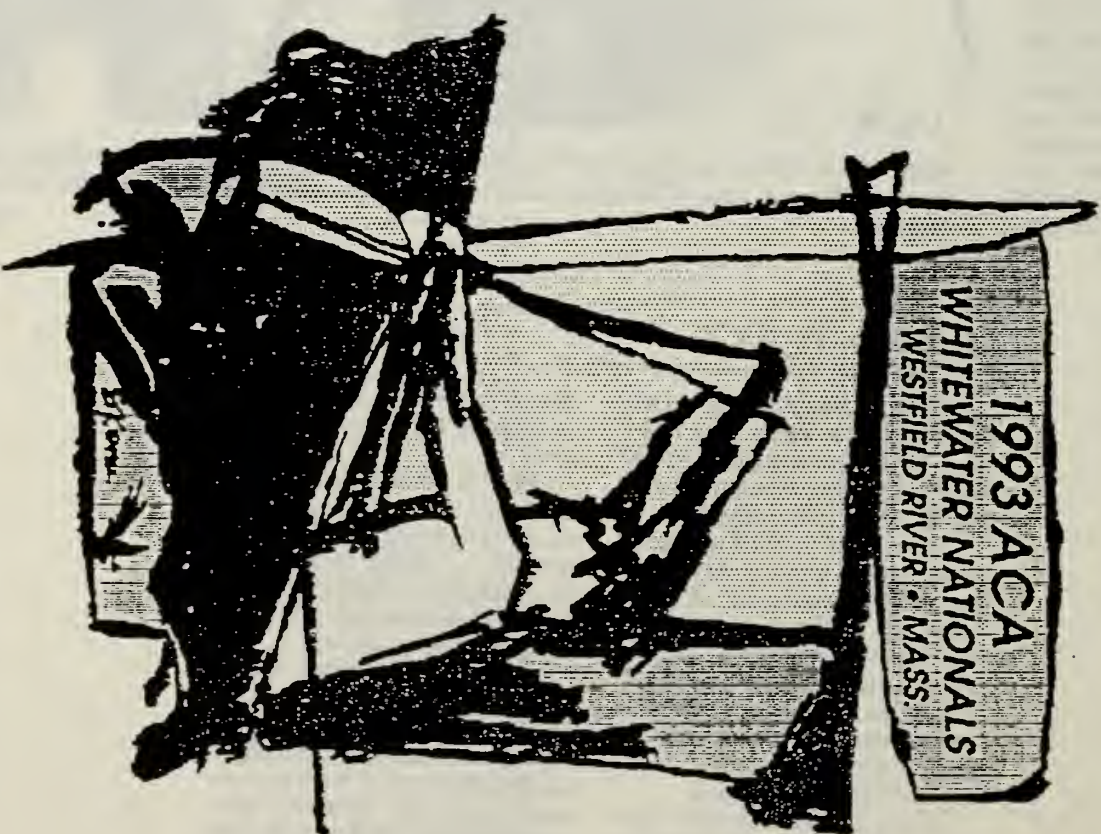


April 16, 17 and 18, 1993

Whitewater Open Canoe Nationals

Westfield River Canoe Club, Inc.
P.O. Box 117
Huntington, MA 01050-0117

The American Canoe Association
1993 Whitewater Open Canoe Downriver Nationals
Westfield River • Huntington / Russell, Massachusetts
April 16, 17 & 18, 1993



Presented by: **Westfield River Canoe Club, Inc.**
Sanctioned by: **American Canoe Association**
Whitewater Open Canoe Committee



The Westfield River Canoe Club is pleased to have been chosen as host to the 1993 Open Canoe Downriver National Championship, April 16, 17 and 18, 1993. Set in the foothills of the Berkshire Mountains of Western Massachusetts, the Westfield River is home to the oldest consecutively run open canoe whitewater races in the country, this year celebrating its 40th anniversary.

Nationals weekend will follow our traditional races this year to be held on April 10. Last year's event drew 306 entries in 8 novice and 14 expert classes.

The '93 Nationals will feature all of the usual racing classes as well as a full compliment of ABS and recreational classes. Current ACA/

WWOC Rules will govern the event.

The race course is a 12-mile stretch of mixed white water and flat water, including one Class IV drop, several short Class III stretches, approximately 1-1/2 miles in two mill ponds, (with two challenging carries) and the balance mostly Class II water. Water flow is controlled by an Army Corps of Engineers dam at the start. The river is readily accessible, 90 percent of the race course is alongside well maintained

plenty of space and covered facilities are maintained.

Over the 39 years of annual racing, estimated spectator turnout has ranged from 5,000 to 20,000. Racing entrants have grown to 250-300 boats per year on average over the past 10 years. Local and regional media exposure is extensive. Fifteen to twenty newspapers and four to six television stations provide pre-race publication and race coverage.

The proposed sequence of racing events on subsequent weekends will enhance the levels of skill, enthusiasm and participation of canoeists, organizers and spectators. Proximity of this site to large population centers of the Northeast and excellent media support can greatly boost the national exposure and popularity of the sport of canoeing.

For further information relating to schedules or lodging, write:

Westfield River Canoe Club, Inc.

P.O. Box 117

Huntington, MA 01050-0117

or phone: **413-667-3451**

413-354-9684



